AD-A267 397

VANGASBECK

PRELIMINARY FINAL ENVIRONMENTAL IMPACT STATEMENT

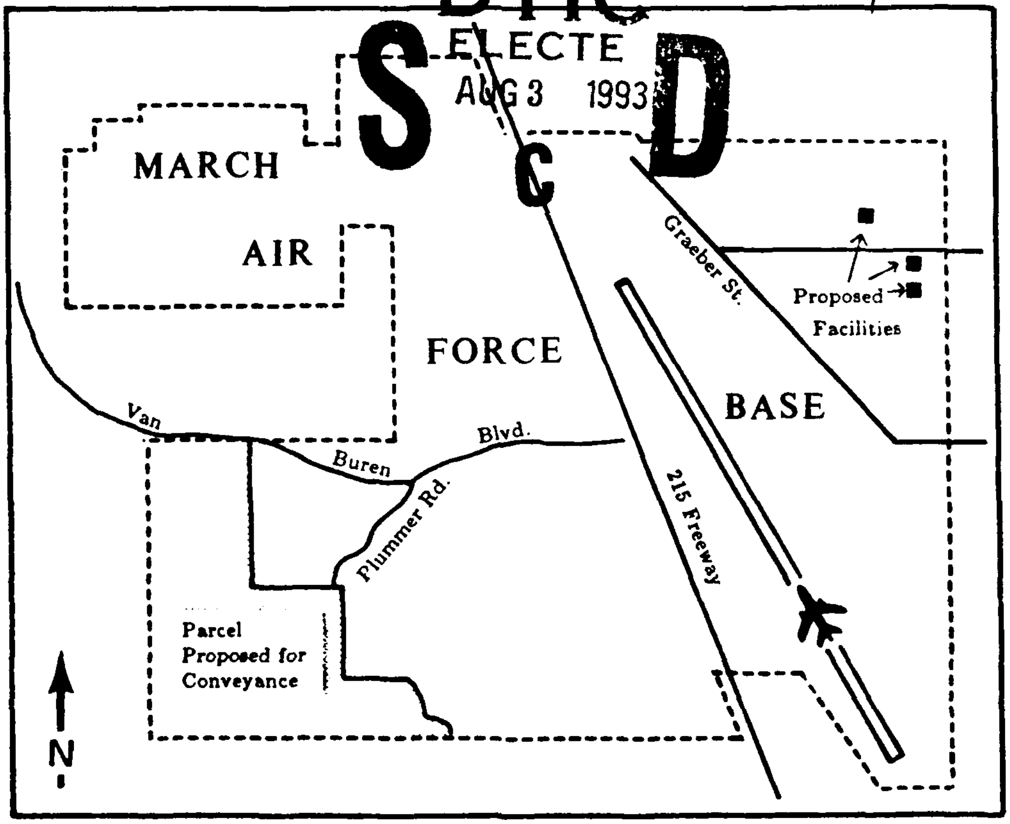
for the

PROPOSED LAND CONVEYANCE FOR CONSTRUCTION OF THREE FACILITIES

at

MARCH AIR FORCE BASE CALIFORNIA

DTIC
ELECTE
AUG 3 1993
S C D



DISTRIBUTION STATEMENT A
Approved for public release;
Distribution Unlimited

UNITED STATES AIR FORCE
STRATEGIC AIR COMMAND

JANUARY 1989

93-17124

Need to acknowledge base closure commission has happened will be movements for Horton to March + may affect illinguers of implement action. Will it affect agen or not.

Jest.
- Relationship of Power
- Stephens Lang Rd
- Long Waste

Air Force
Environmental Planning Division
(HQ USAF/CEVP)

Room 5B269
1260 Air Force Pentagon
Washington, DC 20330-1260

16 JUL 93

MEMORANDUM FOR DTIC (Acquisitions)
(ATTN: Matt Mauby)

SUBJ: Distribution of USAF Planning Documents Forwarded on 1 July 93

All the documents forwarded to your organization on the subject date should be considered Approved for Public Release, Distribution is unlimited (Distribution statement A).

Jack Bush, GM-14

Mr. Jack Bush
Special Projects and Plans
703-697-2928
DSN 227-2928

DEPARTMENT OF THE AIR FORCE
WASHINGTON DC 20330-1000

OFFICE OF THE ASSISTANT SECRETARY

March 15, 1989

MEMORANDUM FOR AF/LEE

SUBJECT: Review of Preliminary Final Environmental Impact Statement (PFEIS) for the Proposed March AFB Land Conveyance - ACTION MEMORANDUM

I do not concur with the subject document at this time because it does not address the relationship of the proposed project to the implementation of the Base Realignment and Closure Commission recommendations, it does not adequately resolve the Stephens' kangaroo rat issue nor does it properly deal with the environmental cleanup of the property. Until these matters are resolved, it will not be possible to file the document.

GARY D. VEST
Deputy Assistant Secretary of the Air Force
(Environment, Safety and Occupational Health)

cc: SAF/RI
SAF/GCN
AF/PRP

AF/LEE
Dir:
Dep Dir:
Assoc:
Exec:
A/Exec: 5/10
Sec'y
SUSP:
2 ACT: LGEV/R
INFO:

16 MA

(1) GCN - Doug Heady

March

~~(1)~~ Need to acknowledge base change in Summary

~~(2)~~ AF will do what needs to be done - not leave up to developer
See p. S-2 → needs to be revised

~~(3) [illegible]~~? Some mitigations are AF
- UST
- Kangaroo rat
- asbestos? — p. S-4 [illegible] figure out what asbestos problem is. If there [illegible] one, it's our problem

what do they mean by "certain restrictions"
when do we decide the restrictions?
- when RFP?
- don't we need to know by then?

Need to [illegible] what the result [illegible] not necessarily the means.

Need to [illegible] mitigations not necessarily [illegible] which we [illegible] select [illegible] element.

(3) Summary - several need revision to several elements - rats & UST

② AF will do what needs to be done - not leave up to developer
See p. S-2 → needs to be revised

~~③ [illegible]~~ ? Some mitigations are AF
- UST
- Kangaroo rat
- asbestos ? — p. S-4 can't figure out what asbestos problem is. If there is one, it's our problem.

what do they mean by "certain restrictions"
when do we decide the restrictions ?
- when RFP ?
- don't we need to know by then ?

Need to specify that the result will be not necessarily the means.

Need to identify mitigations not necessarily select those which we'll implement.

③ Summary - several need revision to several elements - rats & UST

Vicinity, nearby, priority, take precedence, could be assigned

④ Comments - 2&3 are not responsive - and reference pages don't say much - and some of it is wrong
5 RI/FS
→ RI/FS - misunderstands 120h - says summary fixes when it doesn't

p. 1-19 suggests different solution than that listed in summary for the rat ?

1-20 delete last sentence

1-24 says sig impacts - say so in summary

p. 4.12-4 on endangered species is wrong !

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS UNITED STATES AIR FORCE
WASHINGTON, D.C. 20332-6128

14 MAR 1989

REPLY TO ATTN OF: JACE

SUBJECT: Review of Preliminary Final Environmental Impact Statement (PFEIS) for Proposed March AFB Land Conveyance

TO: LEEV (Mr. Van Gasbeck)

1. I have reviewed subject document and offer the following:

a. Page 1-10, response to USEPA-7 (appearing at 1-5 & 1-6: CERCLA 120 directs remediation, not mere removal, of hazardous releases to comply. The body of the document, however, does note that the developer will be required to furnish the funding necessary for remediation. The Air Force must remain aware, however, that as the owner of the site at the time the release in question occurred, it will be statutorily liable for cleanup costs incurred.

b. Page 1-26, response to CRPD-2 (appearing at 1-25): "should" in line two is incorrect. Encountering cultural resources requires work stoppage before any further disturbance occurs. The Air Force ought to require consultation with a qualified archeologist.

c. Page 4.12-2, 4.12.3.2, para 2, last line: change "may" to "will." The scenario immediately preceding indicates the population and the habitat of a Federally-listed endangered species will be eliminated. How much more needs to be done before SAC would conclude that the impact is significant? Shouldn't the document indicate some preferred alternative?

2. In a general sense, I am uncomfortable with the amount of study that remains to be done, especially in the areas of USTs and transformer-laden PCBs. Are we really far enough along to be considering a final EIS?

3. Please advise if you need further information.

JOHN M. ABBOTT, Lt Col, USAF
Chief, Environmental Compliance Branch
Office of The Judge Advocate General

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS UNITED STATES AIR FORCE
WASHINGTON, DC 20332-5000

17 FEB 1989

REPLY TO ATTN OF: LEEV

SUBJECT: Review of Preliminary Final Environmental Impact Statement (PFEIS) for the Proposed March AFB Land Conveyance

TO:

SAF/RQ	SAF/LLP	AF/JACE	AF/SGPA
SAF/GCN	SAF/PATS	AF/PRPJ	AF/LEER

1. The Preliminary Final Environmental Impact Statement for the subject action is forwarded for your review and comments. Please review the subject document and have your representative present for an on-board review chaired by AF/LEEV at 0800 hrs, 15 Mar 89, Bldg 5683, Bolling AFB, conference room 323.

2. If it is not feasible for you to participate in the on-board review, please annotate the attached review copy and return it with the indorsement below by 10 Mar 89.

3. Our action officer is 2Lt Shelley Zuehlke at 767-4157. We appreciate your support.

Donald A Kane

DONALD A. KANE, COL, USAF, BSC
Chief, Environmental Division
Directorate of Engr & Svcs

1 Atch
PFEIS - March Land Conveyance

cc: HQ SAC/DEVP

1st Ind

TO: AF/LEEV

The Preliminary Final EIS for the proposed Land Conveyance at March AFB has been reviewed for overall completeness, accuracy, and adequacy within our functional area.

a. _____ The annotated document is attached.

b. _____ We consider the document adequate.

DEPARTMENT OF THE AIR FORCE
STRATEGIC AIR COMMAND

PRELIMINARY FINAL

ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED LAND CONVEYANCE FOR CONSTRUCTION OF THREE FACILITIES AT MARCH AFB, CA

Abstract

This document analyzes the potential impacts of the proposed conveyance of 845 acres at March Air Force Base, California, to a private party in exchange for construction of three facilities elsewhere on the base. These facilities would be modern and efficient replacements for three existing facilities currently located on the 845-acre parcel to be conveyed: the Headquarters building of the 15th Air Force; the Non-commissioned Officers Professional Education Center; and the 15th Air Force Band Center. The Environmental Impact Statement (EIS) addresses both the impacts of constructing the new facilities on the Main Base and the impacts of probable development on the 845-acre West March parcel after it has been conveyed to a private party. Environmental effects with the potential for leading to significant impacts were identified in several issue areas and mitigation measures have been suggested that would reduce these impacts to levels that are not significant.

DTIC QUALITY INSPECTED 3

For information contact:

HQ SAC/DEVC
Offutt AFB, NE 68113
(402) 294-5854

22 CSG/DEEV
March AFB, CA 92518
(714) 655-4858

Accession For
NTIS CRA&I ☑
DTIC TAB ☐
Unannounced ☐
Justification
By Per Ltr.
Distribution/
Availability Codes
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A-1

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PRELIMINARY FINAL

ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED LAND CONVEYANCE FOR CONSTRUCTION OF THREE FACILITIES AT MARCH AFB, CA

EXECUTIVE SUMMARY

The Strategic Air Command of the U.S. Air Force operates March Air Force Base (AFB), California, in support of its overall mission of maintaining the strategic security of the United States. March AFB is the location of the 22nd Strategic Refueling Wing, the 22nd Combat Support Group, the Headquarters of the 15th Air Force, and a number of other tenant organizations. The base is located southeast of the City of Riverside, and adjacent to the Cities of Moreno Valley and Perris, California. March AFB is situated in Riverside County, California, one of the fastest-growing urban areas in the nation.

The Air Force proposes to convey 845 acres of land comprising a portion of March AFB known as West March (west of I-215) to a private party in exchange for construction of three new facilities on the Main Base (east of I-215). These facilities would be modern and efficient replacements for three existing facilities currently located on the 845-acre parcel to be conveyed:

- Headquarters building of the 15th Air Force;
- Noncommissioned Officer Professional Education Center; and
- 15th Air Force Band Center.

This Environmental Impact Statement (EIS) complies with the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations interpreting NEPA, and Air Force Regulation (AFR) 19-2 implementing NEPA for Air Force actions. The EIS addresses the environmental consequences of constructing the new facilities. It also evaluates the growth-inducement effects of future non-Air Force development on the 845-acre parcel. Since the precise pattern of this development cannot be foretold at this time, three development scenarios are evaluated:

- Scenario I -- single-family residences and a neighborhood commercial center;
- Scenario II -- mixed single-family and multi-family residences, a community commercial center such as could be anchored by a grocery store, and a neighborhood commercial center; and
- Scenario III -- mixed single-family and multi-family residences, light industry or business park, a community commercial center, and a neighborhood commercial center.

This EIS provides an analysis of potential environmental impacts resulting from the proposed action and alternatives (including no action). Whenever possible, evaluation methodologies and criteria for judging significance were adapted from planning and environmental studies conducted and in current use by local government agencies. This study includes a discussion of the affected environment and expected impacts, as well as mitigation measures, for each of the following issue areas: land use; growth and housing; public services and finance; public health and safety; traffic; air quality; noise; geology and topography; soils; hydrology, groundwater, and water quality; vegetation; wildlife; and cultural resources.

Table S-1 summarizes the findings of the study. Environmental effects with the potential for leading to significant impacts were identified in several areas and mitigation measures that would reduce these impacts to a level of insignificance have been suggested. No significant impacts were found to be associated with construction of the three facilities on the base; the potential impacts identified would result from future development on the 845-acre parcel after it has been conveyed. Therefore, detailed development review and determination of specific mitigation requirements would be under the authority of state and local governments, and any necessary mitigation measures would be the responsibility of the private developer. Nevertheless, the Air Force may place certain restrictions on the proposed development, as part of the conveyance agreement, to ensure that such appropriate mitigation procedures are implemented.

Possible mitigations to be completed before or during development of the 845-acre parcel include: extension of water and sewage services to the site; construction of a new elementary school and/or mitigation fees to local school districts; proper disposal of potentially hazardous materials, specifically PCBs held in transformers, fuels leaked from underground storage tanks, and friable asbestos containing materials in existing buildings; improvements to the local transportation system; establishment of appropriate landscaping to protect soils and drainages; and yet to be determined mitigations for elimination of a small population of Stephens' kangaroo rat and 196 acres of its habitat.

These can't be done during development. USTs have to be cleaned up under SARA. Can't wait for Feed to spell out which ones can be done before development and which during development.

This is not right, we have responsibilities regarding USTs + Kang. Rat.

SARA 120-H

Section 7

Can't clean up ground contamination by dumping on the S-2 developers

Need to figure out how what we're going to do.

Table S-1.
SUMMARY TABLE

POTENTIAL IMPACT	EVALUATION OF SIGNIFICANCE	MITIGATION IDENTIFIED	RESIDUAL IMPACT
Land Use			
Scenarios I, II, and III may conflict with Riverside County General Plan policies for water and sewer service, development with existing communities, and compatibility with existing development patterns.	Water and sewer services may not be "adequate and available" to the site at the time of development. Construction may be delayed on the land conveyance parcel until developer could obtain extension of services to the site.	Developer or local governments could initiate annexation or expansion of the sphere of influence of Riverside, Moreno Valley, or Perris to facilitate the purveyance of water and sewer services to the conveyance parcel.	Not significant: water and sewer capacity would become "adequate and available".
Scenarios I, II, and III are compatible with *surrounding land uses and* proposed development.	No adverse impact.	None required.	No adverse impact.
The three replacement facilities are consistent with existing and proposed land use plans for March AFB.	No adverse impact.	None required.	No adverse impact.
Development of the conveyance property would require conversion of locally important farmland.	Although potential agricultural acreage would be lost (483 acres were last leased in 1985 and are no longer farmed), the county specifies non-agricultural development for the area.	None required.	No adverse impact.

POTENTIAL IMPACT	EVALUATION OF SIGNIFICANCE	MITIGATIONS IDENTIFIED	RESIDUAL IMPACT
Growth and Housing			
Scenarios I, II, and III would provide 2,400, 3,500, or 3,300 housing units which would accommodate a population of between 7,000 and 11,000. Cumulative development of almost 5,000 additional units in the surrounding area would accommodate another 12,000 people.	No adverse impact: both project-related and cumulative housing and population growth are within the growth parameters identified by the Southern California Association of Governments	None required.	No adverse impact.
Public Services and Finance			
Over 1,100 additional elementary pupils expected in already overcrowded school facilities.	School districts are at capacity, state financing is limited, and use of local funding sources may impair elementary district finances.	Possible developer-financed construction of new elementary school; mitigation fees to local high school district could be made by private developer.	Not significant: local funding sources would not be affected.
Public Health and Safety			
PCBs, diesel fuel held in underground storage tanks (USTs), and asbestos may pose a hazard to public health and the environment as a result of potential contamination of soils, groundwater, or the air on the conveyance parcel.	Air Force study confirmed existence of soils contaminated by fuels, USTs that may further leak, and asbestos held in building materials that may contribute to further environmental contamination if not removed or treated properly.	Prior to conveyance, under supervision of the Air Force, developer could remove all known contaminated soil, empty contents of all USTs, and remove remaining USTs by EPA-recommended procedures. Further investigation of potentially contaminated soils is ~~required~~ advised. When subsequent development would require destruction of buildings, remove asbestos-containing materials using EPA-recommended procedures.	Net beneficial impact. Provided recommended mitigations are executed, sources of potential contaminants would be removed and possibility of environmental contamination would be eliminated.

"could" is easy fix.

When does it require & who does it. AF or developer.

What are you talking about? Need to figure out what you're going to do and describe it. Sounds like waffling

POTENTIAL IMPACT	EVALUATION OF SIGNIFICANCE	MITIGATION IDENTIFIED	RESIDUAL IMPACT
Traffic			
Construction of replacement facilities and development of the conveyed parcel would create a short-term increase in traffic flows.	Adverse but not significant.	Construction contractor could schedule workforce travel and deliveries of equipment and materials to avoid peak-hour traffic.	Not significant.
Increased long-term traffic in the vicinity of the conveyance parcel would lead to both capacity level-approaching volumes at some links and substantial decreases in the level of service (LOS) of associated intersections.	Potential adverse impact: excessive congestion of links and intersections in the land conveyance area.	County could require developer to improve the small tributaries leading into the project area and Van Buren Blvd, the adjacent main artery; add signals and turning lanes to intersections at these links; connect project area with major arteries planned to its north and south.	Not significant.
Air Quality			
Short-term dust and construction equipment emissions; long-term emissions from natural gas use and electricity generation, and vehicle emissions.	Not significant: project-related growth is within the parameters set by the South Coast Air Quality Management District in conjunction with the Southern California Association of Governments.	Contractor could implement site preparation dust and emission control measures, transportation measures to reduce emissions from vehicular traffic, energy conservation measures to reduce emissions, and other efficiency measures.	Not significant: short-term dust and construction equipment emissions would still occur. Long-term emissions from natural gas use, electricity generation and vehicle emissions would also still occur, but in smaller amounts if mitigations are implemented.
Noise			
Construction noise on proposed replacement facility sites and the land conveyance site may be obtrusive to those living or working nearby.	Not significant: impact is of a short-term, temporary nature.	Contractor could schedule construction activities between 8 am and 6 pm. Apply operative mufflers to construction equipment.	Not significant.

POTENTIAL IMPACT	EVALUATION OF SIGNIFICANCE	MITIGATIONS IDENTIFIED	RESIDUAL IMPACT
Geology and Topography			
Groundshaking poses the most significant seismic hazard for the sites.	Main Base shaking levels exceed UBC design for groundshaking which may lead to moderate property damage or loss of life; shaking at West March does not exceed UBC standards.	Construction contractors build to UBC requirements at West March and to higher standards at the Main Base to accommodate potential for groundshaking.	Not significant.
Soils			
Development on or near highly erosive soils at West March may exacerbate soil instability and erosion.	Vegetation removal, addition of water, and disturbance of soil may alter support abilities of soils and lead to failures. Soils of natural drainages will be vulnerable to erosion from increased runoff.	Developer could establish landscaping plan to replace disturbed soils with compacted material; protect cuts and fills on steep slopes; initiate immediate planting of *deep-rooting groundcover*, establishment of brow berms, and installation of drains after construction on slopes; protect soils of natural drainages from excess runoff (lining, subdrains).	Not significant.
At the Main Base, no significant soil impacts are anticipated.	No adverse impact.	None required.	No adverse impact.

POTENTIAL IMPACT	EVALUATION OF SIGNIFICANCE	MITIGATIONS IDENTIFIED	RESIDUAL IMPACT
Hydrology, Groundwater, and Water Quality			
Development may alter hydrologic conditions and lead to decreased infiltration rates and increased runoff volumes on the conveyance parcel.	Additional runoff generated by impermeable surfacing or through irrigated landscaping may introduce erosion to ground surfaces and accelerate erosion along natural drainages.	Developer could divert runoff from developed sites away from bare ground and natural drainages and convey offsite through drainage control systems (gutters, stormdrains).	Not significant.
No significant hydrologic impacts are expected on the Main Base.	No adverse impact.	None required.	No adverse impact.
No significant impacts to groundwater or water quality are anticipated.	No adverse impact.	None required.	No adverse impact.
Vegetation			
Construction on project sites would eliminate existing vegetation.	Not significant: disturbed grassland and coastal sage scrub are not considered sensitive. No sensitive vegetation species has been observed at the site.	None required. If sensitive species are subsequently found on the conveyance parcel, developer can undertake preservation to the extent required by applicable state and Federal law.	Not significant.

POTENTIAL IMPACT	EVALUATION OF SIGNIFICANCE	MITIGATIONS IDENTIFIED	RESIDUAL IMPACT
Wildlife			
Development of project sites would displace animals and birds and reduce foraging ranges.	The existence of small populations of Stephens' kangaroo rat (SKR), a federally endangered species, and 196 acres of SKR habitat have been confirmed on the land conveyance parcel. Complete development on the site resulting in elimination of population and habitat would be a direct adverse impact.	The SKR is now listed by the USFWS as a Federal endangered species. The Air Force has begun consultation with USFWS under Section 7 of the Endangered Species Act concerning whether the development would jeopardize the continued survival of the species. If the conclusion is that the species is not jeopardized, development would be allowed to proceed. Alternatively, Riverside County is proposing a program to fund protected habitats for viable SKR populations in return for a USFWS permit that would allow general development of land outside the protected sites.	Not significant.
Cultural Resources			
Development of the conveyance parcel would likely lead to the removal of the remains of Camp Haan; fate of the bedrock mortars on the site is uncertain.	Not significant: the Camp Haan remains represent only a small portion of its original area and provide little information which could not be acquired through written documents. Due to their widespread occurrence and limited informational value, the bedrock mortars are not considered significant sites.	None required.	Not significant.

1. COMMENTS AND RESPONSES

All comments on the EIS were submitted in writing by five public agencies:

- o U.S. Environmental Protection Agency;
- o U.S. Department of Fish and Wildlife;
- o California Department of Fish and Game;
- o California Department of Transportation; and
- o County of Riverside Parks Department.

The comments from the California Department of Fish and Game (CDFG) were received in the form of a letter from The Resources Agency of California with an attached memorandum from CDFG. The comments from the California Department of Transportation (CalTrans) were received in the form of a letter from the California Office of Planning and Research with an attached memorandum from CalTrans.

Each of the letters, with the attachments when included, are presented in the following subsections with responses by authors of the EIS succeeding each letter. The letters were divided into separate comments so that responses to each issue or concern could be clearly identified by readers and to ensure that all comments were adequately addressed. ~~Due to the lack of comments received from the general public (none were received), it was determined that no additional public hearings would be required prior to finalizing this EIS.~~ STET.

1.1 U.S. ENVIRONMENTAL PROTECTION AGENCY

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
215 Fremont Street
San Francisco, Ca. 94105

Bill Taylor
U.S. Air Force
HQ SAC/DEVC
Offutt Air Force Base, Nebraska 68113

23 NOV 1988

Dear Mr. Taylor:

The U.S. Environmental Protection Agency (EPA) has reviewed the Draft Environmental Impact Statement (DEIS) titled **PROPOSED LAND CONVEYANCE FOR CONSTRUCTION OF THREE FACILITIES, MARCH AIR FORCE BASE, Riverside County, California.**

Under the National Environmental Policy Act and Section 309 of the Clean Air Act, the EPA is required to review and comment on this DEIS. We have classified this DEIS as *Category EC-2, Environmental Concerns - Insufficient Information,* (please see Enclosure 2, "*Summary of Rating Definitions and Follow-up Actions*"). Our comments primarily focus on the need for the proposed project to fully comply with the legislative and regulatory requirements of the Comprehensive Environmental Response, Compensation and Liability Act, as amended by the Superfund Amendments and Reauthorization Act (CERCLA). We also provide air quality comments and general comments. Our comments are outlined in Enclosure 1.

We appreciate the opportunity to comment on this DEIS. Please send us three copies of the Final Environmental Impact Statement (FEIS) at the same time it is officially filed with the EPA's Washington, D.C. office. If you have any questions, please call me at 415-974-8083 (FTS 454-8083) or have your staff contact Mr. David R. Tomsovic at 415-974-8177 (FTS 454-8177).

Sincerely,

Deanna M. Wieman, Director
Office of External Affairs

Enclosures: 6 pages total (5 pgs. comments; 1 pg. rating sheet)

cc: Lt. Don Bachand, 22 CSG/DEEV, March AFB
Major Claudia Lauten, 22 AREFW/JA, March AFB
Nestor Acedera, California Dept. of Health Services, Long Beach
Brian Farris, SCAQMD, El Monte
Sandy Williams, OFA, EPA HQ, Washington, D.C.

23 NOV 1988

COMMENTS ON DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) FOR PROPOSED LAND CONVEYANCE FOR CONSTRUCTION OF THREE FACILITIES, MARCH AIR FORCE BASE, CALIFORNIA, PREPARED BY U.S. ENVIRONMENTAL PROTECTION AGENCY, NOVEMBER 1988. ENCLOSURE 1.

Hazardous Substance Comments - Comprehensive Environmental Response, Compensation and Liability Act

Preface

The Comprehensive Environmental Response, Compensation and Liability Act, as amended by the Superfund Amendments and Reauthorization Act (CERCLA/SARA), established requirements and procedures for dealing with the release or potential release of hazardous substances into the environment. These procedures and requirements are applicable to facilities owned or operated by the Federal Government (CERCLA Section 120). Implementing regulations are codified in the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), [40 CFR Part 300].

USEPA-1

Among the provisions of CERCLA/SARA that are applicable to Federal facilities are Section 103(c), requiring that the EPA be notified of "...any known, suspected, or likely releases of such (hazardous) substances from such facility;" Section 120(c), requiring inclusion on the Federal Agency Hazardous Waste Compliance Docket of any Federal facility reporting hazardous waste activities or releases from such sites ; and Section 120(d), requiring Federal facilities on the Docket to submit a Preliminary Assessment. If this submittal indicates the need for further action at the site, the Federal facility must comply with CERCLA/SARA and the National Contingency Plan (NCP) in selecting and implementing a final response action at the site.

If the Department of Defense (or its predecessor, the War Department) disposed any hazardous substances [defined by CERCLA Section 101(14)], or discovers evidence of such disposal in the future, it must notify the EPA and comply with all applicable requirements of CERCLA/SARA and the NCP.

DEIS

USEPA-2

The DEIS proposes to convey 845 acres of March Air Force Base (MAFB) to a private party (not yet selected) for the construction of new housing, a commercial center, and/or light industrial or business park facilities. In exchange, the private party will construct three new buildings on the Main Base area that would replace three old buildings on the 845 acre parcel. The proposed action raises two main CERCLA/SARA concerns which the Final Environmental Impact Statement (FEIS) must fully address:

1

USEPA-2 (continued)

1) Are the 845 acres to be transferred contaminated with substances defined as hazardous under CERCLA? If so, they must be cleaned up or remediated by the U.S. Air Force in accordance with CERCLA requirements.

USEPA-3

2) Will the construction of three new facilities on the Main Base in any way impact other CERCLA investigation or cleanup activities (whether ongoing or proposed) at the Main Base?

The 845 Acres

USEPA-4

The 845 acres to be transferred and developed are described as containing "potentially hazardous materials" (DEIS, page 3.4-1) that could pose a threat to public health or the environment as a result of contamination of surrounding soils, ground water or air. These potentially hazardous materials include asbestos, polychlorinated biphenyls (PCBs) in transformers, and diesel fuel in underground storage tanks. Although the information provided in the DEIS on these materials is partial [it refers readers to reports prepared under the Department of Defense's Installation Restoration Program (IRP)], these substances may fall under the definition of "hazardous substances" regulated under Section 101(14) of CERCLA.

The DEIS states (page 3.4-1) that no PCBs have leaked from the transformers; therefore PCBs would not become a CERCLA issue unless they leak or are released into the environment (a leak or release is also regulated under the Toxic Substances Control Act). Asbestos would become a CERCLA concern only if buildings containing asbestos materials are improperly demolished, resulting in the release of asbestos into the environment. **The leaking underground storage tanks (USTs) pose the major CERCLA concern on the 845 acres at this time.**

USEPA-5

If the USTs contained only petroleum, they would be excluded from CERCLA requirements under Section 101(14). Upon analysis, however, some of the USTs were found to contain materials inconsistent with the expected constituents of diesel fuel. Although detailed analysis is not provided, the DEIS indicates on page 3.4-4 that one tank at Building 3409 contains "volatile hydrocarbons" and has a much lower flash point (25 degrees Celsius) than diesel fuels' flash point of 43-88 degrees Celsius. This tank has leaked an unknown quantity of its contents to surrounding soils. Another tank near Building 3415 contains either oil or "another volatile organic liquid." (DEIS, page 3.4-4). **The contents of these two tanks do not appear to be petroleum only and are therefore likely to be CERCLA hazardous substances.**

If, upon further analysis, any of these tanks are found to contain hazardous substances or to have released hazardous substances into the environment, the tanks and any environmental contamination caused by their leaking (soils, ground water) must

USEPA-5 (continued)

be thoroughly investigated and cleaned up or otherwise remediated by the U.S. Air Force in accordance with all CERCLA rules, regulations, criteria and guidance. The DEIS states (page 3.4-4) that "the full extent of soil contamination" has not been assessed. It also notes that more USTs may be on the site; their leaks and contamination would also need to be fully characterized. The possible contamination of ground water by CERCLA hazardous substances is of particular concern.

Among the statutory requirements of CERCLA/SARA and the NCP, the U.S. Air Force must perform a remedial investigation that thoroughly characterizes the extent of any contamination, and a feasibility study evaluating alternative methods of remediation. These documents must be released for public comment prior to selecting and implementing remedial actions.

USEPA-6

Construction of Three New Facilities

The DEIS states that no hazardous materials exist on any of the three sites selected for construction of new base facilities. However, it does not indicate the proximity of other base contaminants (i.e., CERCLA hazardous substances) to the three sites. The FEIS should disclose if contaminants or hazardous substances are present elsewhere in the vicinity of the proposed construction; describe any potential risks posed by contamination near the construction site; and describe the impacts of construction on ongoing or proposed IRP activities at the Main Base.

USEPA-7

Hazardous Substances Mitigation

The DEIS states (page S-2) that mitigation of potentially hazardous materials on the 845 acres will be the responsibility of the private developer once the property is transferred. It is critical to note that Section 120(h) of CERCLA specifically addresses the transfer of property by Federal agencies and requires that:

> "...in the case of any real property owned by the United States on which any hazardous substance was stored for one year or more, known to have been released, or disposed of, each deed entered into for the transfer of such property by the United States to any other person or entity shall contain...(B) a covenant warranting that "(i) all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property must be taken **before the date of such transfer**, and "(ii) any additional remedial action found to be **necessary after the date of such transfer shall** be conducted by the United States." (emphasis added)

USEPA-7 (continued)

In conclusion, the Final Environmental Impact Statement (FEIS) must stipulate that any remedial measures taken by the U.S. Air Force to fulfill its Section 120 responsibilities must be performed in full accordance with the statutory/regulatory requirements of CERCLA/SARA and the NCP. This requires that a full remedial investigation of the contamination of the 845 acres must be performed, and a feasibility study describing alternative methods of remediation must be prepared and released for public comment prior to the selection and implementation of remedial actions. The applicability of Section 120(h) should also be recognized if hazardous substances be discovered on the 845 acres and the land conveyed to a private party.

Air Quality Comments - Clean Air Act

USEPA-8

1. The FEIS must ensure that the proposed project conforms with the State Implementation Plan (SIP). The Clean Air Act (CAA) prohibits proceeding with any Federal action that does not conform to the SIP (see 42 U.S.C. Section 7506). We would recommend that documentation of the project's conformity with the SIP be included in the FEIS.

USEPA-9

2. The FEIS should note that another applicable Federal requirement governing asbestos abatement is NESHAPS (National Emissions Standards for Hazardous Air Pollutants) under the Clean Air Act (CAA), as amended. Federal regulations concerning the proper removal and safe disposal of asbestos from buildings (other than schools) are promulgated under the CAA.

USEPA-10

3. The DEIS (pages 4.6-14 and 4.6-15) identifies a wide variety of mitigation measures, recommended by the South Coast Air Quality Management District (SCAQMD), to protect or improve air quality. In light of the serious air quality problems in the South Coast Air Basin, the high number of violations of Federal and State air quality standards, and the U.S. Air Force's obligations under the Clean Air Act, we strongly encourage the Air Force to adopt all of the mitigation measures recommended by the SCAQMD. In addition, Executive Order 12088 (Federal Compliance with Pollution Control Standards; October 13, 1978) requires that, "Each Executive agency shall consult with...State, interstate, and local agencies concerning the best techniques and methods available for the prevention, control, and abatement of environmental pollution." The adoption of the air quality mitigation measures proposed by the SCAQMD will enable the Air Force to comply with the letter and spirit of E.O. 12088.

Applicable Rules, Regulations, and Standards

USEPA-11

The DEIS (pages A-1 to A-9) provides a very good summary of Federal, State and local laws and regulations that may be applicable to the proposed project. We would recommend that the following be added to this summary.

23 NOV 1988

USEPA-11 (continued)

1. Under "General Environmental Policy," please include Executive Order 12088 (Federal Compliance with Pollution Control Standards; 1978). This Executive Order requires that Federal agencies comply with "applicable pollution control standards" to the same extent as any private party. It also provides that each Executive agency shall consult "with State, interstate, and local agencies concerning the best techniques and methods available for the prevention, control, and abatement of environmental pollution." Each Federal agency must comply with State and local laws and rules concerning air pollution, water pollution, hazardous materials and hazardous substances to the same extent as any private party.

2. Under "Public Health and Safety," please include Executive Order 12580 (Superfund Implementation; January 23, 1987). This Executive Order outlines how Federal agencies will comply with CERCLA.

3. Under "Air Quality," please include the National Emissions Standards for Hazardous Air Pollutants (NESHAPS), which regulates the proper removal and safe disposal of asbestos from buildings (other than schools).

4. We recommend that the "Public Health and Safety" section be expanded to include applicable State of California laws and rules (e.g., Title 22 of the California Administrative Code) on the management of hazardous materials, hazardous waste, and hazardous substances. It would also be useful to include applicable county or municipal requirements on hazardous materials, hazardous waste, and hazardous substances.

USEPA-12

General Comment

The DEIS states on page 3.4-1 that PCBs held in transformers may contaminate the host transformers and lead to "rotting and crumbling of casings." We are not familiar with literature on this effect. If possible, we would appreciate any documentation on "rotting and crumbling" in the FEIS.

SUMMARY OF RATING DEFINITIONS AND FOLLOW-UP ACTION* 23 NOV 1988

Environmental Impact of the Action

LO—Lack of Objections
The EPA review has not identified any potential environmental impacts requiring substantive changes to the proposal. The review may have disclosed opportunities for application of mitigation measures that could be accomplished with no more than minor changes to the proposal.

EC—Environmental Concerns
The EPA review has identified environmental impacts that should be avoided in order to fully protect the environment. Corrective measures may require changes to the preferred alternative or application of mitigation measures that can reduce the environmental impact. EPA would like to work with the lead agency to reduce these impacts.

EO—Environmental Objections
The EPA review has identified significant environmental impacts that must be avoided in order to provide adequate protection for the environment. Corrective measures may require substantial changes to the preferred alternative or consideration of some other project alternative (including the no action alternative or a new alternative). EPA intends to work with the lead agency to reduce these impacts.

EU—Environmentally Unsatisfactory
The EPA review has identified adverse environmental impacts that are of sufficient magnitude that they are unsatisfactory from the standpoint of environmental quality, public health or welfare. EPA intends to work with the lead agency to reduce these impacts. If the potential unsatisfactory impacts are not corrected at the final EIS stage, this proposal will be recommended for referral to the Council on Environmental Quality (CEQ).

Adequacy of the Impact Statement

Category 1—Adequate
EPA believes the draft EIS adequately sets forth the environmental impact(s) of the preferred alternative and those of the alternatives reasonably available to the project or action. No further analysis or data collection is necessary, but the reviewer may suggest the addition of clarifying language or information.

Category 2—Insufficient Information

The draft EIS does not contain sufficient information for EPA to fully assess environmental impacts that should be avoided in order to fully protect the environment, or the EPA reviewer has identified new reasonably available alternatives that are within the spectrum of alternatives analyzed in the draft EIS, which could reduce the environmental impacts of the action. The identified additional information, data, analyses, or discussion should be included in the final EIS.

Category 3—Inadequate
EPA does not believe that the draft EIS adequately sesses potentially significant environmental impacts of the action, or the EPA reviewer has identified new, reasonably available alternatives that are outside of the spectrum of alternatives analyzed in the draft EIS, which should be analyzed in order to reduce the potentially significant environmental impacts. EPA believes that the identified additional information, data, analyses, or discussions are of such a magnitude that they should have full public review at a draft stage. EPA does not believe that the draft EIS is adequate for the purposes of the NEPA and/or Section 309 review, and thus should be formally revised and made available for public comment in a supplemental or revised draft EIS. On the basis of the potential significant impacts involved, this proposal could be a candidate for referral to the CEQ.

*From: EPA Manual 1640, "Policy and Procedures for the Review of Federal Actions Impacting the Environment."

Response to U.S. Environmental Protection Agency (USEPA)

USEPA-1

Site investigations and field studies have been prepared under the direction of the Air Force by its contractors to determine the extent of public health and safety hazards at the proposed sites. If these studies determine that any hazardous substances are present at the proposed sites, the Air Force will comply with federal reporting regulations and other requirements as specified in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as amended by the Superfund Amendments and Reauthorization Act (SARA).

not responsive

USEPA-2 Text doesn't answer question. Right answer: we don't suppose, will investigate. + clean up if necessary.

The text of the Public Health and Safety sections in the EIS have been revised in response to this comment (see revised Chapter 4, Section 4.4.3.2).

USEPA-3 will new bldgs be near IRP sites. How close is close? What do you mean by it has priority.

The text of the Public Health and Safety sections in the EIS have been revised to provide this additional information (see revised Chapter 3, Section 3.4 and revised Chapter 4, Section 4.4).

USEPA-4

Field survey and laboratory analysis descriptions provided in the EIS concerning these materials were obtained from reports produced by Lee Wan & Associates, Inc. under the direction of the Hazardous Waste Remedial Actions Program (HAZWRAP) at Oak Ridge National Laboratory (ORNL), TN. ORNL is operated by Martin Marietta Energy Systems, Inc. for the U.S. Department of Energy. Installation Restoration Reports were not referenced in the EIS sections pertaining to the 845 acres. USEPA may request copies of the referenced HAZWRAP reports from:

HAZWRAP
Martin Marietta Energy Systems, Inc.
P.O. Box Y
Oak Ridge, TN 37831

Installation Restoration Program reports may be requested from:

Defense Technical Information Center
Cameron Station
Alexandria, VA 22314

See the Reference section of the EIS for full citations of the reports.

USEPA-5

The concerns raised by the USEPA regarding the leakage of unknown quantities and chemicals from the referenced underground storage tanks are legitimate concerns shared by the Air Force. The Air Force is continuing with steps to determine the extent of the leakage and identify the chemicals that have leaked. Remedial actions will comply with all federal regulations cited by USEPA.

USEPA-6

The text of the Public Health and Safety sections in the EIS have been revised to provide this additional information (see revised Chapter 3, Section 3.4 and revised Chapter 4, Section 4.4).

USEPA-7

The EIS states in several places (see Chapter 4, Sections 4.4.4 and 4.4.6) that the Air Force intends to remove all hazardous materials from the 845-acre parcel prior to conveyance. ~~The Air Force would therefore be in compliance with Section 120 of CERCLA, should it apply.~~ Mitigation of potentially hazardous materials would be the lawful responsibility of the Air Force, not the developer, however, the Air Force may require the developer to provide financial or other compensation to the Air Force for any remedial actions undertaken on the property as part of the conveyance transaction. The summary section has been revised to clarify this concern.

USEPA-8

According to Brian Farris of the South Coast Air Quality Management District (SCAQMD), the proposed project is considered in compliance with the State Implementation Plan (SIP) if it complies with SCAQMD's Air Quality Management Plan (AQMP). In the EIS, the project was determined to be in compliance with the AQMP since project-related growth is within the scope of population and housing projections for the region made by the Southern California Association of Governments (SCAG). According to these criteria, the proposed project is therefore considered in compliance with the SIP.

USEPA-9

A summary of the National Emissions Standards for Hazardous Air Pollutants (NESHAPS) regulations [40 CFR 61, Subparts A and M] that would apply to the ten existing buildings on the March AFB land conveyance parcel is included in the revised Appendix A.

The main concern associated with the demolition of existing facilities at March AFB, which would be carried out in conjunction with the proposed project, is that all friable asbestos containing materials (ACM) are removed properly so that asbestos particulate is not introduced into the air along with dust and other particulate matter. The USEPA's ~~National Emissions Standards for Hazardous Air Pollutants (~~NESHAPS~~)~~ regulations [40 CFR 61, Subpart M] specify that the Air Force (through it's designated contractor conducting the removal of friable ACM) must notify SCAQMD in writing at least ten or twenty days prior

to commencement of the removal or demolition, depending on the amount of friable ACM present in the structures (see 40 CFR 61.146 for more detailed instructions). The written notice should include the name and address of the property owner, a description of the property (i.e., size, age, and prior use of structures), an estimate of the friable ACM present in the structures, and a complete description of the schedule and procedures for removal and disposal of ACM.

This notice must be sent to the following address:

South Coast Air Quality Management District
9150 Flair Drive
El Monte, CA 91731

Appropriate removal and disposal procedures include adequately wetting ACM throughout the process of removal, keeping ACM saturated until final disposal, bagging or sealing ACM in leak-tight containers, and disposing of ACM at an EPA-approved waste disposal site (see 40 CFR 61.147 and 61.148 for more detailed instructions). Further information is available from the USEPA NESHAPS contact (for rule compliance and disposal information) and the USEPA NESHAPS coordinator (for asbestos identification, health effects, abatement options, analytic techniques, and contract documents information) at the following addresses and phone numbers:

Region 9 Asbestos NESHAPS Contact
Air Management Division
USEPA
215 Fremont Street
San Francisco, CA 94105
415/974-7648

Region 9 Asbestos NESHAPS Coordinator
USEPA
215 Fremont Street
San Francisco, CA 94105
415/974-8588

As noted in the EIS, the Air Force contracted Lee Wan & Associates in 1987 (see Chapter 3, Section 3.4) to conduct a survey of asbestos in the ten buildings on the 845-acre land conveyance parcel.

USEPA-10

The EIS lists mitigation measures to reduce project-related air quality impacts. As stated in the EIS (see page 2-1), and in accordance with Air Force Regulation (AFR) 19-2 [paragraphs 12.j and 12.k] and the National Environmental Policy Act (NEPA) [40 CFR 1505.1 and 1505.2], Air Force decision-makers will consider the mitigation measures and the recommendation of USEPA (to comply with Executive Order 12088 and implement all of the measures listed in the Air Quality section of the EIS), and will file a public "Record of Decision" stating their final determination on this matter.

USEPA-11

The text of Applicable Rules, Regulations, and Standards in the EIS has been revised to provide summaries of the additional acts and orders requested (see revised Appendix A).

USEPA-12

The text of the Public Health and Safety section in the EIS has been revised in response to this comment (see revised Chapter 3, Section 3.4.2.1).

1.2 U.S. DEPARTMENT OF FISH AND WILDLIFE

United States Department of the Interior

FISH AND WILDLIFE SERVICE
LAGUNA NIGUEL FIELD OFFICE
24000 Avila Road
Laguna Niguel, California 92656

November 29, 1988

Mr. Bill Taylor
Department of the Air Force
HQ SAC DEVC
Offutt Air Force Base, NE 68113

Re: Stephens' kangaroo rats on March Air Force Base, California.
(1-6-89-TA-38)

Dear Mr. Taylor:

USFWS-1

The purpose of this letter is to propose that you begin the process of informal consultation with the Service on future plans for March Air Force Base to integrate them with long term conservation of the endangered Stephens' kangaroo rat (Dipodomys stephensi).

USFWS-2

The Stephens' kangaroo rat was declared endangered under Federal Law on October 31, 1988. Subsequent to that formal listing, any action that could harm or harass individuals of this species requires a permit for "incidental take" under Section 10a of the Endangered Species Act. Earth movement such as grading in known or even potential habitat constitutes such an action. We should consult on activities that will lead to effects on this endangered species well prior to the effect. Consequently, we propose to examine current and future land uses with you that could effect this species, in the attempt to identify viable long term goals that will allow orderly development while facilitating the survival of the Stephens' kangaroo rat. This approach is the only viable one for this species; consideration of projects on a case by case basis is liable to result in great problems for individual projects. Additionally, such problems could not be identified until late in the planning process if our review is left to a piecemeal approach.

USFWS-3

The first major requirement for adequate review of proposed and ongoing activities as they will relate to Stephens' kangaroo rats will be an assessment of the current distribution of this species and its habitat on base. It would then be possible to overlay maps of proposed and ongoing activities and judge the long term impacts and opportunities. We can review existing information and meet with you at the apropriate time.

Our office contact for your area is Dick Zembal and he can be reached at (714) 643-4270.

Sincerely,

Wayne G. Harper

for Nancy M. Kaufman
Field Supervisor

Response to U.S. Fish and Wildlife Service (USFWS)

USFWS-1

The Air Force will continue the ongoing consultation with USFWS regarding the Stephens' kangaroo rat and future plans at March AFB, including implications of the potential for development associated with the proposed project.

USFWS-2

Text in the Wildlife sections in the EIS was revised to incorporate the change in status of the Stephens' kangaroo rat from proposed to listed as an endangered species under the U.S. Endangered Species Act (see revised Chapter 3, Section 3.12 and revised Chapter 4, Section 4.12). The Air Force will abide by all federal regulations as specified under the Act, including those restrictions cited in the letter. Again, the Air Force will continue consultation with USFWS regarding future land use plans at the base and the implications of those plans on this endangered species.

USFWS-3

The Air Force supplied the results of the trapping survey on and around the proposed 845-acre land conveyance parcel in the EIS and the Air Force will consult with Dick Zembal for further review of the available information concerning the habitat of Stephens' kangaroo rat on the base.

1.3 CALIFORNIA DEPARTMENT OF FISH AND GAME

Resources Building
1416 Ninth Street
95814
(916) 445-5656
TDD (916) 324-0804

California Conservation Corps
Department of Boating and Waterways
Department of Conservation
Department of Fish and Game
Department of Forestry
Department of Parks and Recreation
Department of Water Resources

GEORGE DEUKMEJIAN
GOVERNOR OF
CALIFORNIA

THE RESOURCES AGENCY OF CALIFORNIA
SACRAMENTO, CALIFORNIA

Air Resources Board
California Coastal Commission
California Tahoe Conservancy
California Waste Management Board
Colorado River Board
Energy Resources Conservation And Development Commission
San Francisco Bay Conservation and Development Commission
State Coastal Conservancy
State Lands Division
State Reclamation Board
State Water Resources Control Board
Regional Water Quality Control Boards

Mr. Bill Taylor
Department of the Air Force
HQ SAC/DEVC
Offutt AFB, NE 68113

November 22, 1988

Dear Mr. Taylor:

The State has reviewed the Draft EIS, Proposed Land Conveyance for Construction of Three Facilities at March Air Force Base, Riverside County, submitted through the Office of Planning and Research.

We coordinated review of this document with the California Highway Patrol, State Lands Commission, Air Resources Board, Santa Ana Regional Water Quality Control Board, and the Departments of Fish and Game, Parks and Recreation, and Transportation.

The Department of Transportation has already has sent its comments to you by copy of its November 14, 1988 memorandum to the Office of Planning and Research.

The Department of Fish and Game (DFG) has prepared the attached comments for your consideration. Please direct any questions regarding DFG's comments to the contact person mentioned in the attachment.

Thank you for providing an opportunity to review this document.

Sincerely,

Gordon F. Snow, Ph.D
Assistant Secretary for Resources

Attachment

cc: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

(SCH 88102103)

State of California — The Resources Agency

Memorandum

To : The Honorable Gordon K. Van Vleck
Secretary for Resources
1416 Ninth Street
Sacramento, CA 95814

Attention Gordon F. Snow, Ph.D.
Projects Coordinator

Date : November 21, 1988

From : Department of Fish and Game

Subject : Draft Environmental Impact Statement (DEIS): Proposed Land Conveyance for Construction of Three Facilities at March Air Force Base, Riverside County - SCH 88102103

We have reviewed the DEIS for the proposed land conveyance for construction of three facilities at March Air Force Base (AFB), Riverside County. The document identifies impacts to wildlife resources potentially resulting from the conveyance of 845 acres of federal land comprising a portion of March AFB known as West March (west of I-215) to a private party in exchange for construction of three new facilities on the Main Base located east of I-215. We have the following comments for your consideration:

CDFG-1

The draft document indicates that approximately 196 acres of the 845-acre parcel proposed for conveyance to private ownership provides habitat for the Stephens' kangaroo rat (SKR), Dipodomys stephensi, which is a state-listed threatened species and a federally-listed endangered species. The document acknowledges that the proposed land conveyance would foreseeably result in construction of either light or heavy urban housing on the site and the subsequent elimination of the site as a viable habitat for SKR. It should be noted that a previous March AFB land conveyance (Air Force Village West Project) resulted in adverse impacts to the SKR and loss of its habitat which have yet to be fully mitigated. Also, the processing of the project through the California Environmental Quality Act (CEQA) review process received less than adequate consideration during the local government land use approval review. The subject DEIS lacks consideration of alternatives relative to the taking of this endangered species and its habitat. In addition, the suggestion of potential mitigation measures for the loss of SKR habitat should be considered as an enforceable, binding commitment pursuant to the regulations of the National Environmental Policy Act (NEPA) (NEPA 40 CFR 1505.2C and 1505.3a).

CDFG-2

The Department requests that the Department of the Air Force initiate formal consultation with the U.S. Fish and Wildlife Service regarding the take of SKR pursuant to regulations of the Federal Endangered Species Act of 1973. In addition, the Department requests the opportunity to participate in the SKR consultation process pursuant to the California Endangered Species Act. The Department further recommends that subsequent to the

CDFG-2 (continued)

endangered species consultation a supplement to the DEIS be prepared and circulated for agency and public review (NEPA 40 CFR 1502.9). This approach is consistent with requirements of NEPA and would best serve the consideration of the endangered species issue involved in the proposed land conveyance.

We appreciate the opportunity to review and comment on the subject proposal. If you have any questions, please contact Fred Worthley, Regional Manager of Region 5, at 330 Golden Shore, Suite 50, Long Beach, CA 90802 or by telephone at (213) 590-5113.

Edward O. Willis
for Pete Bontadelli
Director

cc: U.S. Fish and Wildlife Service - Laguna Niguel

Response to California Department of Fish and Game (CDFG)

CDFG-1

The EIS indicates that the Stephens' kangaroo rat is a state-listed threatened, and a federally-listed endangered species (as of October, 1988), as stated in the comment. The EIS also indicates that development on the land conveyance parcel may occur subsequent to conveyance by the Air Force, as noted in the comment. The extent of development on the 845-acre land conveyance parcel may, however, be limited to exclude the identified 196-acres of potential Stephens' kangaroo rat habitat, as was the case for the adjacent Air Force Village West (AFVW) project. The AFVW project was indefinitely scaled back by approximately 58 percent, from 942 units to 400, to protect 26.9 acres of Stephens' kangaroo rat habitat until such time that mitigations could be agreed upon by the Technical Advisory Committee for Stephens' Kangaroo Rat Habitat Protection. The California Department of Fish and Game (CDFG) is represented on the Technical Advisory Committee. The EIS identifies this possible mitigation strategy for the land conveyance parcel, as well as other possible mitigations, in the Wildlife section (see Chapter 4, Section 4.12.6).

The mitigation measures are listed in the EIS to provide information to Air Force decision-makers concerning possible strategies to reduce impacts to the Stephens' kangaroo rat. As stated in the EIS (see page 2-1), and in accordance with Air Force Regulation (AFR) 19-2 [paragraphs 12.j and 12.k] and the National Environmental Policy Act (NEPA) [40 CFR 1505.1 and 1505.2], Air Force decision-makers will consider the mitigation measures and the recommendation of CDFG (to make the mitigation measures listed in the Wildlife section of the EIS enforceable and binding), and will file a public "Record of Decision" stating their final determination on this matter.

CDFG-2

The Air Force will continue the ongoing consultation with the USFWS regarding the Stephens' kangaroo rat and future plans at March AFB, including the implications of potential development associated with the proposed project subsequent to conveyance, as indicated in response to the USFWS (see response to Page 1, Paragraph 1 of the USFWS letter). As a participant of the aforementioned Technical Advisory Committee, the CDFG would be involved in determining mitigating strategies on the land conveyance parcel, if Air Force decision-makers opt to use that committee for mitigation of impacts in their Record of Decision. The CDFG may contact the USFWS (Dick Zembal at 714/643-4270) regarding CDFG participation in the Air Force-USFWS consultation.

Section 1502.9(c) of the Council on Environmental Quality's (CEQ) regulations (40 CFR 1500-1508) implementing the National Environmental Policy Act (NEPA) states:

Agencies:

(1) Shall prepare supplements to either draft or final environmental impact statements if:

(i) The agency makes substantial changes in the proposed action that are relevant to environmental concerns; or

(ii) There are significant new circumstances or information relevant to environmental concerns and bearing on the proposed action

Delete

or its impacts.

(2) May also prepare supplements when the agency determines that the purposes of the Act will be furthered by doing so.

In this case, the agency -- the Air Force, has proceeded with preparation of the EIS, through its draft and final stages, with the viewpoint that the Stephens' kangaroo rat is a "sensitive" species. The Air Force was aware that a change in status from proposed to listed as an endangered species under the U.S. Endangered Species Act was possible throughout the environmental review process of this proposed action. Therefore, the formal listing does not change the general conclusions or possible mitigation strategies of the EIS, although minor textual revisions were made to the Wildlife sections to incorporate the change (see revised Chapter 3, Section 3.12 and revised Chapter 4, Section 4.12).

As noted previously, consultation between the Air Force and concerned agencies will continue, as directed by the Endangered Species Act, and the results of this consultation and other stipulations in the Act, are anticipated to provide adequate protection for the Stephens' kangaroo rat habitat. The Technical Advisory Committee is reviewing possible mitigating strategies to protect the Stephens' kangaroo rat habitat throughout the region. At present, the committee has not finalized any mitigation plans. ~~A supplemental EIS is therefore not deemed necessary at this time.~~

~~A supplemental EIS.~~

(Add) A supplemental EIS is not necessary.

1.4 CALIFORNIA DEPARTMENT OF TRANSPORTATION

State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

GEORGE DEUKMEJIAN
GOVERNOR

(916) 323-7480

DATE: November 22, 1988

TO: Mr. Bill Taylor
Department of the Air Force
HQ SAC/DEVC
Orcutt AFB, NE 68113

FROM: Office of Planning and Research
State Clearinghouse

RE: SCH 88102103---Draft EIS, Proposed Land Conveyance for Construction of Three Facilities, March AFB, Riverside County

As the designated California Single Point of Contact, pursuant to Executive Order 12372, the Office of Planning and Research transmits attached comments as the State Process Recommendation.

This recommendation is a consensus; no opposing comments have been received. Initiation of the "accommodate or explain" response by your agency is, therefore, in effect.

Sincerely,

Robert P. Martinez
Director

Attachment

cc: Applicant

State of California — Business, Transportation and Housing Agency

Memorandum

To : State Clearinghouse
Office of Planning & Research
1400 10th Street
Sacramento, CA 95814

Date : November 14, 1988

File No.: 08-Riv-215-35.7
SCH# 88102103

Attention: Glenn Stobler

From : DEPARTMENT OF TRANSPORTATION
District 8

Subject: Draft Environmental Impact Statement for the Proposed Land Conveyance for Construction of three Facilities at March Air Force Base in Riverside County

We have reviewed the above-mentioned project and request consideration of the following comments:

Although the replacement of the three new facilities on March Air Force Base will have little impact on Interstate 215, the development of the property to be conveyed will be significant and requires mitigation.

* Since the United States Air Force is initiating this conveyance that will lead to a development which will eventually generate a significant amount of trips, a trip reduction program for both civilian employees and military personnel should be established to reduce congestion and comply with Regulation 15.

CalTrans-1

* The eventual purchaser of this property will be required to follow the guidelines established by the California Environmental Quality Act (CEQA) by submitting the appropriate studies and documents to Riverside County.

* This development depending on its size and scope will require the appropriate demand and facility mitigations to the State highway.

It is Caltrans policy to support economic growth and orderly land use development, however, new development that significantly impacts State highway facilities should have mitigation measures addressed. In view of the fact that Caltrans has no funds available for infrastructure improvements, we recommend that the County of Riverside take the lead in developing a fair-share mechanism in which developers would participate to fund needed improvements to the State highway system.

We would like a copy of the final document and the Conditions of Approval as soon as they are available.

If you have any questions, please contact Richard Malacoff at ATSS 670-4550 or (714) 383-4550.

Original Signed By G. Visbal

GUY G. VISBAL
Chief, Transportation Planning Branch

RM:km
bcc: BTaylor, USAF, Orcutt AFB
EStudor, Riv Co Road Dept.
GSmith, Plan Coord Unit, DOTP
JNeville

Response to California Department of Transportation (CalTrans)

CalTrans-1

The points made in the comment are in general agreement with statements in the EIS regarding traffic impacts of the proposed facility construction and land conveyance (see Chapter 4, Section 4.5). Impacts on local traffic as a consequence of constructing the three replacement facilities on the Main Base are anticipated to be limited in both magnitude and duration, with the scheduling of construction-related traffic (movement of workers, materials, and equipment) at non-peak hours providing a means of minimizing any adverse effects. In contrast, development of the 845-acre land conveyance tract in accordance with any of the three proposed scenarios is expected to produce significant traffic impacts on the local transportation system. The most notable of these anticipated impacts concern the transportation links of Van Buren Boulevard, Plummer Road, and Barton Street, and the intersections of Van Buren Boulevard with Wood Road, Plummer Road, and Barton Street (Chapter 4, Section 4.5.3.2).

Note that impacts on Interstate 215 (referred to as "the State highway" in the comment) were not considered in the EIS, as the study focused upon impacts to the transportation system, with greater capacity limitations, in immediate association with the land conveyance tract. Note also that a trip-reduction program initiated by the U.S. Air Force for residents of the 845-acre land conveyance tract was not proposed in the EIS. The reason for this is that as presently envisioned, any development which would occupy the tract would be available to the general public; thus the degree to which residents would be employees or personnel of the U.S. Air Force is unknown. If a large number of March AFB personnel indeed did choose to live in the development built on the proposed land conveyance tract, an appropriate trip-reduction program to reduce congestion and comply with Regulation 15 could be developed and implemented.

Mitigations for the aforementioned traffic impacts are discussed in Chapter 4, Section 4.5.6. The means of jointly funding these mitigations would be left to appropriate State and Riverside County agencies in conjunction with the developer -- as proposed in the comment.

Say so in summary paragraphs if it is

1.5 COUNTY OF RIVERSIDE PARKS DEPARTMENT

COUNTY OF RIVERSIDE
PARKS DEPARTMENT
4600 Crestmore Road, P.O. Box 3507, Riverside, CA 92519 • (714) 787-2551
PAUL D. ROMERO
Director

November 14, 1988

Mr. Bill Taylor
HQ SAC/DEVC
Offutt AFB, NE 68113

Dear Mr. Taylor:

Historical Resources Assessment - Draft EIS, March Air Force Base

CRPD-1 The History Division of Riverside County Parks Department reviewed the above cited proposed land conveyance for construction of three facilities. The twenty bedrock mortars located on the parcel to be conveyed to the private sector are of concern. In the likely event of future development of this property, the History Division recommends that at least some of these bedrock mortars be left in situ and incorporated into the required open space plans.

CRPD-2 If any additional cultural resources are encountered during the grading process, the History Division should be notified immediately at 787-2551.

Sincerely,

Diana L. Seider
History Division Director

DLS/0828M

Response to County of Riverside Parks Department (CRPD)

CRPD-1

The EIS addresses the concern raised by CRPD for preserving at least some of the twenty bedrock mortars located on the proposed conveyance parcel, however, for reasons stated in the Cultural Resources section (Chapter 4, Section 4.13.3.1), mitigation measures were not suggested since no significant impacts from removing or disturbing these mortars are foreseen.

As stated in the EIS (see page 2-1), and in accordance with Air Force Regulation (AFR) 19-2 [paragraphs 12.j and 12.k] and the National Environmental Policy Act (NEPA) [40 CFR 1505.1 and 1505.2], Air Force decision-makers will consider the recommendation of CRPD (to stipulate that future development plans preserve some of the mortars by incorporating them into open space areas), and will file a public "Record of Decision" stating their final determination on this matter.

CRPD-2

As stated in the EIS, if any additional cultural resources are encountered on either the land conveyance parcel or the replacement facilities sites, a qualified archeologist should be consulted before further disturbance occurs. The Air Force intends to comply with all reporting and other requirements stipulated by the various federal regulations concerning the preservation of cultural resources (see Appendix A). Subsequent to conveyance of the parcel, the private developer would be subject to all applicable federal, state, and local regulations governing cultural resource protection and would be liable for any negligence in fulfilling reporting or other obligations enforceable under those laws.

2. REVISIONS/ADDENDA TO EIS SECTIONS

The executive summary section, four resource sections, and Appendix A of the Draft EIS required minor revisions. The revised executive summary section is presented at the beginning of this Final EIS document. The resource sections that required revision and Appendix A are reprinted in full on the following pages. Information that was added is shown in boldface type. Each of the revised sections, along with the revised summary section included in this Final EIS document, replace text published in the Draft EIS. Together, the Draft and Final EIS documents comprise the necessary documentation to comply with NEPA environmental impact reporting regulations. The revisions address mainly with three issues:

1. Clarification in the Public Health and Safety sections was provided in response to the request for additional information by the U.S. Environmental Protection Agency (see revised Chapter 3, Section 3.3 and revised Chapter 4, Section 4.3);

2. Minor editing changes to the Wildlife sections were required to indicate the change in federal listing status of the Stephens' kangaroo rat from being proposed for federal endangered species status to being declared an endangered species under federal law as of October 31, 1988, subsequent to release of the Draft EIS (see revised Chapter 3, Section 3.12 and revised Chapter 4, Section 4.12); and

3. Additions to Applicable Rules, Regulations, and Standards were made in response to the request by the U.S. Environmental Protection Agency (see revised Appendix A).

3.4 PUBLIC HEALTH AND SAFETY

3.4.1 Main Base

According to the March AFB Installation Restoration Program (IRP) report (U.S. Air Force, 1986a), no hazardous materials exist on any of the three sites selected for the proposed replacement facilities. The IRP was developed by the Department of Defense to identify and evaluate where contamination may be present due to past hazardous waste disposal practices, to control migration of hazardous contaminants, and to control hazards to health or the environment that may result from these past disposal activities. Although the program has discovered hazardous materials in groundwater wells on the Main Base, groundwater migration is away from the selected sites. Additionally, groundwater would not be used as a water source of the facilities.

The future site of the proposed Band Center is in the vicinity of a site that was identified for investigation in Phase II, Stage 1 of the IRP. Identified in the IRP as site no. 4, it is a former landfill (landfill no. 6) and contains garbage, refuse, rubble, and possibly oils, solvents, paints, thinners and sludges. It is not known whether this site is a source of the groundwater contamination on the Main Base. An IRP Phase II, Stage 2 investigation is presently underway to obtain additional sampling data at this site and to ascertain the extent of the contamination. This study will determine the need for further action and develop a plan for remediation as necessary. This investigation would have priority over construction of the Band Center nearby.

3.4.2 West March

Potentially hazardous materials exist on the 845-acre land conveyance property in the form of polychlorinated biphenyls (PCBs) contained in transformers, diesel fuel in underground storage tanks (USTs), and asbestos-containing material (ACM) in buildings. These materials may pose a hazard to public health or the environment as a result of contamination of surrounding soils, groundwater, or air.

3.4.2.1 Polychlorinated Biphenyls (PCBs)

PCBs, oil-like substances used in transformers as heat sinks and capacitors, have been found to display various degrees of toxicity to wild birds, fish, and rodents and laboratory primates. Although the danger caused by PCBs to humans is unclear, PCBs have been implicated as causing cancer in laboratory animals in experiments conducted by the U.S. Public Health Service (Laws, 1981). PCBs held in transformers have the potential to contaminate the environment by leakage through casing cracks or fallout from transformer explosion.

The sources of PCBs on the property are five clusters of 14 in-service transformers located at the sites indicated in Figure 3.4-1. Table 3.4-1 lists the transformers by location and provides information on transformer size and concentration of PCBs.

In accordance with EPA requirements, the Air Force conducted an inspection of transformers that determined they were not leaking, and labels were attached to the transformers indicating that they contain PCBs (Lt. John Laviolette, personal

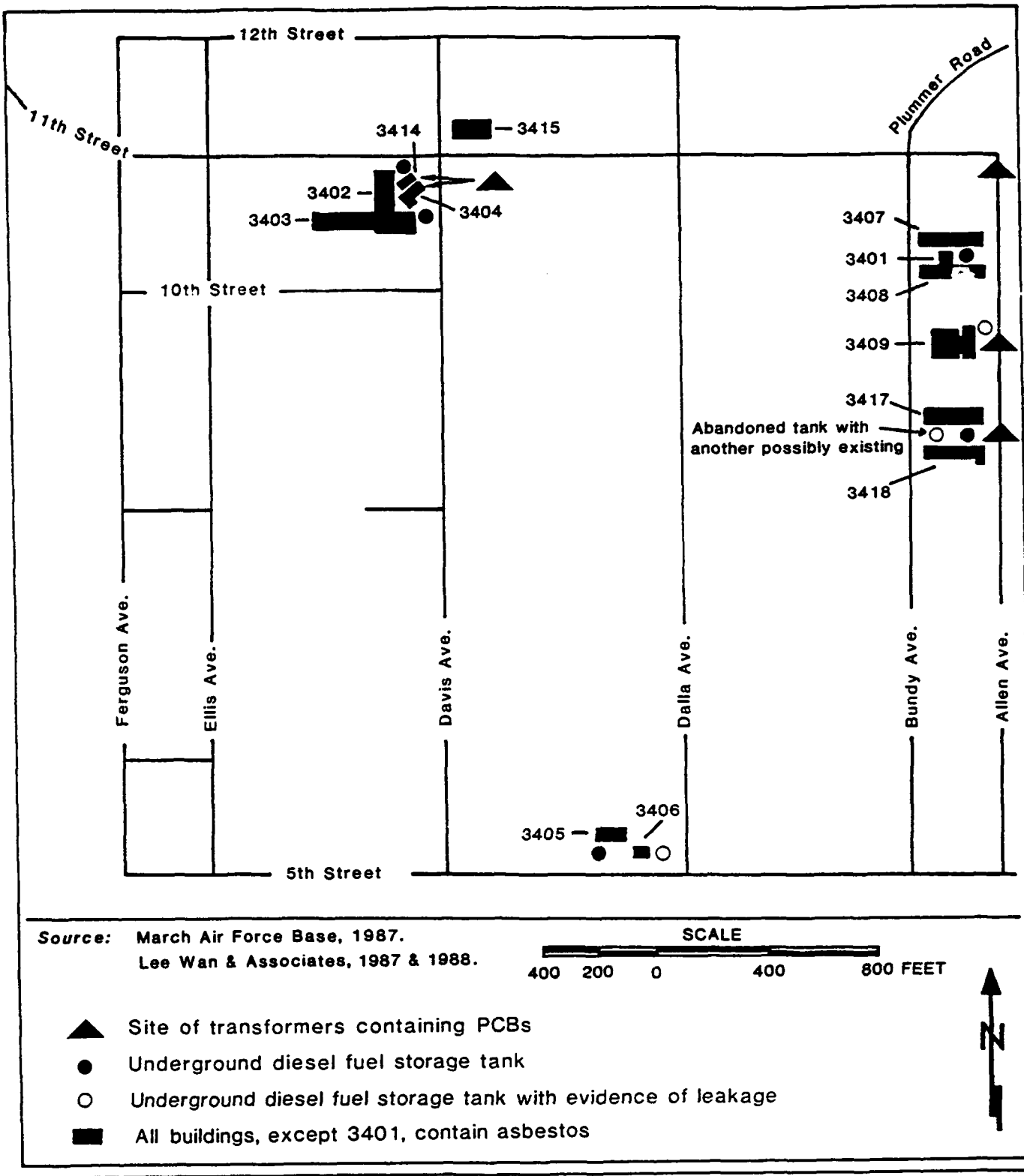

Figure 3.4-1
LOCATION OF SITES CONTAINING HAZARDOUS MATERIALS

Table 3.4-1
SIZE AND LOCATION OF TRANSFORMERS

Number of Transformers	Location	Size (KVA)	PCBs (ppm)
3	Bldg 3404	500 KVA	610,000
		500 KVA	620,000
		500 KVA	590,000
3	Utility Pole 135	50 KVA	> 500
		50 KVA	> 500
		50 KVA	> 500
3	Utility Pole 133	75 KVA	<50
		75 KVA	<50
		75 KVA	<50
1	Utility Pole 138	25 KVA	<50
4	Mounted on Pad at Bldg 3414	NA	50< <500
		NA	50< <500
		NA	50< <500
		NA	50< <500

Source: March AFB, 1987.

communication, March AFB, 1987). Since the active transformers were inspected and found not to be leaking, labeling is all that is required. (*If* a transformer *were* found to be leaking, decontamination and removal of surface soils would be required.)

3.4.2.2 Underground Storage Tanks

Leakage of diesel fuel from underground storage tanks can lead to contamination of soil and, if severe leakage occurs, groundwater.

The contents, size, location, and condition of nine underground storage tanks have been identified through an intensive survey under the direction of the Hazardous Waste Remedial Action Program (HAZWRAP) at Oak Ridge National Laboratory (ORNL) (Lee Wan & Associates, 1988) (see Figure 3.4-1 and Table 3.4-2). These nine tanks were investigated through March AFB record searches, interviews with site personnel, visual site inspections, field surveys using a metal detector, and field sampling of stored diesel fuel and soil surrounding the USTs. Eight of the tanks currently are used as standby power fuel sources and contain diesel fuel, and one has been abandoned and filled with inert material (cement).

The diesel fuel contained in the USTs was sampled and analyzed against a controlled sample of diesel fuel collected from a tank truck. This comparison revealed that the contents of two of the eight USTs containing fuel differ analytically and visibly from the controlled sample. **The sample from the UST near building 3415 contained more than 75 percent moisture, however, its flash point of 48°C is within the range of flash point values (43°C-88°C) for oil, which indicates the presence of oil in the tank.** Oil sampled from the UST near Building 3409 contains volatile hydrocarbons not found in any other samples. The flash point for this sample is much lower (25°C) than the normal flash point range for diesel fuel (43°C-88°C). **This flash point value indicates adulteration of the oil with some organic liquid having a much lower flash point. Additional analysis of this organic liquid was not performed during this preliminary study.**

Analyses of base/neutral/acid (BNA) extractable organic spectra data from soil samples taken near the USTs indicate severe leakage of oil at the UST at Building 3406 (up to 6,000 parts per million (ppm) of oil) and lesser degrees of leakage from the abandoned UST at Building 3417/3418 (100 ppm) and the UST at Building 3409 (160 ppm). These leakages have led to hydrocarbon contamination of the soil around each of the three tanks. The analyses detected no leakage from any the remaining six tanks identified in the survey. Analysis of the total organic halide data revealed no presence of highly toxic halogenated organic compounds in any of the samples.

The full extent of soil contamination caused by these leakages could not be assessed based on this preliminary survey, and would need to be determined during follow-up investigations.

3.4.2.3 Asbestos

Since various diseases (including asbestosis, mesothelioma, and cancers of the lung, esophagus, stomach, and colon) have been linked with industrial exposure to airborne asbestos, the extensive use of asbestos products and their potential for

Table 3.4-2
INVENTORY OF KNOWN UNDERGROUND STORAGE TANKS
ON LAND CONVEYANCE PROPERTY

Building	Status	Volume (gals.)	Oil Flash Point (^{o}C)	Oil Components in Soil (ppm) [1]
3401	Active	6650	68	none
3404	Active	-	48	none
3405	Active	1000	58	none
3406	Active	1000	64	6000 [2]
3409	Active	8000	25	160 [2]
3414	Active	2000	76	none
3415	Active	500	48	none
3417/ 3418	Active	6650	56	none
3417/ 3418	Abandoned	3500	-	100 [2]

[1] Based on Base/Neutral/Acid (BNA) Extractable Organic Compound analyses
[2] Indicates background soil contamination

Source: Lee Wan & Associates, 1988.

contamination in nonindustrial settings have raised environmental concern. Presence of asbestos does not pose an immediate threat to the health of building occupants. If ACM remains in good condition and is not disturbed, exposure is not likely. However, when maintenance, repair, renovation, or removal disturb or damage ACM, asbestos fibers that are released create a health hazard to building occupants (U.S. Environmental Protection Agency, 1985).

A recently completed survey by Lee Wan & Associates (1987) under the direction of HAZWRAP at ORNL has shown that ACM exists in either floor tiles, wainscot materials, or insulation in nine of the ten buildings on the land conveyance parcel (see Figure 3.4-1 and Table 3.4-3). Only Building 3401 was free of asbestos. Surveyed floor tiles, acoustical wall panels, and wainscot materials that contain asbestos (in Buildings 3403, 3405, 3407, 3408, 3409, and 3415) are in good condition and are not friable; they present no imminent hazard to public health. On the other hand, pipe, duct, and room insulation in all buildings but 3401 and 3417 were often found in varying degrees of friability and in poor condition -- posing a potential health hazard to exposed workers. In addition, some loose ACM was found on the floor of Building 3405 due to poor housekeeping.

Table 3.4-3.

LOCATION AND CONDITION OF ASBESTOS ON LAND CONVEYANCE PARCEL

Building	Asbestos Containing Material	Condition	Recommendation [1]
3401	no asbestos found		
3403	floor tiles	good, nonfriable	periodical checking to document condition
	acoustical wall panels	good, nonfriable	periodical checking to document condition
	pipe insulation	varying degrees of friability	removal of loose insulation, encapsulation of remaining insulation
3404	pipe and duct insulation	poor, friable	encapsulation of friable insulation
3405	floor tiles	good, nonfriable	periodical checking to document condition
	pipe, tank, and duct insulation	poor, friable	encapsulation of friable insulation
3407	pipe insulation	small friable area	encapsulation of friable area
	floor tiles	good, nonfriable	periodical checking to document condition
3408	insulation	good, nonfriable	periodical checking to document condition
	floor tiles	good, nonfriable	periodical checking to document condition
	pipe insulation	poor, friable	immediate encapsulation of insulation
3409	floor tiles	good, nonfriable	periodical checking to document condition
	pipe insulation	poor, friable	removal of insulation in severe condition, encapsulation of remaining insulation
3415	floor tiles	good, nonfriable	periodical checking to document condition
	wainscot materials	good, nonfriable	periodical checking to document condition
3417	laundry room insulation	exposed, friable	removal of asbestos insulation
3418	laundry/utility room insulation	good, nonfriable	periodical checking to document condition
	pipe insulation	exposed, friable	removal of deteriorated insulation, encapsulation of remaining insulation

[1] If future plans include demolition of building, nonfriable materials should be wetted and removed in sections (not scraped, sanded, or cut) to minimize generation of airborne asbestos fibers; deteriorated insulation should be removed using glove-bag techniques; and loose material should be removed with a HEPA-filtered vacuum.

Source: Lee Wan & Associates, 1987.

3.12 WILDLIFE

3.12.1 Main Base

The areas proposed as the sites for construction of the three new facilities on the Main Base have been extirpated for considerable time. California ground squirrels (*Spermophilus beecheyi*) and Botta's pocket gophers (*Thomomys bottae*) were the only vertebrates detected during a survey of the sites. Other species that have a high tolerance for human activity can also be expected in these areas, including the black-tailed jack rabbit (*Lepus californicus*), desert cottontail (*Sylvilagus audubonii*), house mouse (*Mus musculus*), western fence lizard (*Sceloporus occidentalis*), and side-blotched lizard (*Uta stansburiana*).

It is very unlikely that any rare, endangered, or regionally declining avian species frequents the site. Species which do frequent this area regularly are primarily those which are relatively common and widespread, such as the American Kestrel, Anna's Hummingbird, Common Raven, Northern Mockingbird, Yellow-rumped Warbler, Brewer's Blackbird, and House Finch.

3.12.2 West March

The Faunal Compendium shown in Table 3.12-1 is a list of species found on the site during field survey, or expected to be present according to available literature. A list of possible sensitive terrestrial vertebrates is given in Table 3.12-2.

Several amphibian species were observed on the site. The Pacific slender salamander (*Batrachoseps pacificus*) was found in the nonnative grassland habitat, and at least two species of frog (*Rana* spp.) were heard calling from the riparian areas.

Two sensitive reptile species, the orange-throated whiptail (*Cnemidophorus hyperythrus*) and the San Diego coast horned lizard (*Phrynosoma coronatum blainvillei*), have been reported on March AFB (CNDDB, 1987; Michael Brandman Associates, 1987). These two species are listed by the USFWS as Category 2 candidate species (decline of the species is suspected; however, insufficient data exist to support a proposed listing by the USFWS). In addition, the California Natural Diversity Data Base (CNDDB, 1987) considers the whiptail locally threatened due to an estimated 75 percent reduction of its historical distribution. Both species are found in open, sandy spaces within the sage scrub plant community; however, neither species was observed during the present survey.

Only two reptile species, the side-blotched lizard (*Uta stansburiana*) and western fence lizard (*Sceloporus occidentalis*), were observed on the project site. These lizards usually remain in the relatively open areas near building remains and rock outcroppings. Due to the midwinter conditions at the time of the survey many reptiles on the site were expected to be inactive or in hibernation.

Habitat for the Stephens' kangaroo rat (*Dipodomys stephensi*), listed as threatened by the California Department of Fish and Game and listed as endangered by the USFWS (as of October 1988), is found in the nonnative grassland covering approximately 196 acres of the property. Live trapping was performed to confirm the presence of this species.

Table 3.12-1
FAUNAL COMPENDIUM [1]

LEGEND

ABUNDANCE

c - common
f - fairly common
u - uncommon
o - occasional
s - scarce

STATUS

\+ Presence noted by direct sighting, call identification or observation of tracks, scat or other signs.

* Nonnative

HABITATS

RIP Riparian
NNG Nonnative grassland
RUD *Ruderal field*
CSS Coastal sage scrub (degraded)

[1] List includes species observed or expected to occur on or in the immediate vicinity of the site.

Table 3.12-1
FAUNAL COMPENDIUM
(Page 2 of 6)

TERRESTRIAL VERTEBRATES

	RIP	NNG	RUD	CSS
AMPHIBIANS				
PLETHODONTIDAE - LUNGLESS SALAMANDERS				
+ *Batrachoseps pacificus* Pacific slender salamander	s	o	-	-
BUFONIDAE - TRUE TOADS				
Bufo boreas western toad	c	c	o	-
HYLIDAE - TREEFROGS				
Hyla regilla Pacific treefrog	c	-	-	-
RANIDAE - TRUE FROGS				
+ *Rana* sp. frog	c	-	-	-
REPTILES				
GEKKONIDAE - GECKOS				
Coleonyx variegatus banded gecko	-	-	-	s
IGUANIDAE - IGUANID LIZARDS				
Phrynosoma coronatum coast horned lizard	-	s	s	o
+ *Sceloporus occidentalis* western fence lizard	-	c	o	c
+ *Uta stansburiana* side-blotched lizard	-	c	o	c
TEIIDAE - WHIPTAIL LIZARDS				
Cnemidophorus hyperythrus orange-throated whiptail	-	o	s	s
Cnemidophorus tigris western whiptail	-	o	s	o

Table 3.12-1
FAUNAL COMPENDIUM
(Page 3 of 6)

	RIP	NNG	RUD	CSS
ANGUIDAE - ALLIGATOR LIZARDS				
Gerrhonotus multicarinatus southern alligator lizard	o	f	f	f
COLUBRIDAE - COLUBRID SNAKES				
Coluber constrictor racer	f	f	o	s
Contia tenuis sharp-tailed snake	o	o	s	s
Masticophis flagellum coachwhip	-	o	o	o
Pituophis melanoleucus gopher snake	f	f	f	f
Thamnophis sp. garter snake	f	f	o	s
VIPERIDAE - VIPERS				
Crotalus viridis western rattlesnake	u	f	o	f
MAMMALS				
DIDELPHIDAE - NEW WORLD OPOSSUMS				
+* *Didelphis virginiana* Virginia opossum	f	f	f	u
TALPIDAE - MOLES				
Scapanus latimanus broad-footed mole	u	u	u	u
PHYLLOSTOMIDAE - LEAF-NOSED BATS				
Macrotus californicus California leaf-nosed bat	NA	NA	NA	NA
VESPERTILIONIDAE - EVENING BATS				
Myotis lucifugus little brown myotis	NA	NA	NA	NA
Myotis yumanensis Yuma myotis	NA	NA	NA	NA

Table 3.12-1
FAUNAL COMPENDIUM
(Page 4 of 6)

	RIP	NNG	RUD	CSS
Myotis evotis long-eared myotis	NA	NA	NA	NA
Myotis thysanodes fringed myotis	NA	NA	NA	NA
Myotis volans long-legged myotis	NA	NA	NA	NA
Myotis californicus California myotis	NA	NA	NA	NA
Myotis leibii small-footed myotis	NA	NA	NA	NA
Pipistrellus hesperus western pipistrelle	NA	NA	NA	NA
Eptesicus fuscus big brown bat	NA	NA	NA	NA
Lasiurus borealis red bat	NA	NA	NA	NA
Lasiurus cinereus hoary bat	NA	NA	NA	NA
Plecotus townsendii Townsend's big-eared bat	NA	NA	NA	NA
Antrozous pallidus pallid bat	NA	NA	NA	NA
MOLOSSIDAE - FREE-TAILED BATS				
Tadarida brasiliensis Brazilian free-tailed bat	NA	NA	NA	NA
Tadarida femorosacca pocketed free-tailed bat	NA	NA	NA	NA
Eumops perotis western mastiff bat	NA	NA	NA	NA

Table 3.12-1
FAUNAL COMPENDIUM
(Page 5 of 6)

	RIP	NNG	RUD	CSS
LEPORIDAE - HARES & RABBITS				
+ Sylvilagus audobonii desert cottontail	c	c	c	c
+ Lepus californicus black-tailed jack rabbit	c	c	c	c
SCIURIDAE - SQUIRRELS				
+ Spermophilus beecheyi California ground squirrel	c	c	c	c
GEOMYIDAE - POCKET GOPHERS				
+ Thomomys bottae Botta's pocket gopher	c	c	c	c
HETEROMYIDAE - POCKET MICE & KANGAROO RATS				
Perognathus longimembris little pocket mouse	u	u	s	u
Perognathus californicus California pocket mouse	u	u	s	c
+ Dipodomys agilis agile kangaroo rat	-	s	s	f
+ Dipodomys stephensi Stephens' kangaroo rat	-	u	s	s
CRICETIDAE - NEW WORLD RATS & MICE				
Reithrodontomys megalotis western harvest mouse	u	u	s	u
+ Peromyscus maniculatus deer mouse	f	f	f	f
Peromyscus crinitus canyon mouse	o	o	-	o
Onychomys torridus southern grasshopper mouse	s	o	-	o
Neotoma lepida desert woodrat	s	o	o	s
Neotoma fuscipes dusky-footed woodrat	s	o	o	s

Table 3.12-1
FAUNAL COMPENDIUM
(Page 6 of 6)

		RIP	NNG	RUD	CSS
MURIDAE - OLD WORLD RATS & MICE					
*	Rattus rattus black rat	o	o	s	o
*	Mus musculus house mouse	o	o	s	o
CANIDAE - WOLVES & FOXES					
+	Canis latrans coyote	f	f	f	f
+*	Canis familiaris domestic dog	f	f	f	f
	Urocyon cinereoargenteus gray fox	u	u	u	u
PROCYONIDAE - RACCOONS					
	Procyon lotor raccoon	u	o	o	o
MUSTELIDAE - WEASELS, SKUNKS & OTTERS					
	Mustela frenata long-tailed weasel	u	u	u	u
	Spilogale gracilis western spotted skunk	o	o	o	o
+	Mephitis mephitis striped skunk	f	o	o	o
FELIDAE - CATS					
+*	Felis catus domestic cat	f	f	f	f
	Felis rufus bobcat	u	o	o	o
CERVIDAE - DEERS					
	Odocoileus hemionus mule deer	o	s	s	s
BOVIDAE - BISON, GOATS & SHEEP					
+	Ovis aries domestic sheep	s	s	s	s

Table 3.12-2
POSSIBLE SENSITIVE TERRESTRIAL VERTEBRATES
AT MARCH AFB

Species	Common Name	USFWS Listing	State Listing	Habitat	Occurrence On Project Site
Phrynosoma coronatum blainvillei	San Diego Coast Horned Lizard	Candidate 2	-	Sandy Areas in Coastal Sage Scrub	Likely
Cnemidophorus hyperythrus	Orange-throated Whiptail	Candidate 2	-	Sandy Areas in Open Coastal Sage Scrub	Likely
Dipodomys stephensi	Stephens' Kangaroo Rat	Proposed ENDANGERED	Threatened	Open Grassland Near Coastal Sage Scrub	Confirmed

The most obvious mammal species on the property are the desert cottontail (*Sylvilagus audubonii*) and the California ground squirrel (*Spermophilus beecheyi*). Black-tailed jack rabbits (*Lepus californicus*) are also readily seen on the property. These species forage throughout the property but center their activities around the cover provided by the rock outcroppings and riparian areas.

Several unidentified bat species were observed foraging over the property. Larger mammals utilize the stream and associated riparian area for water and cover, often foraging on the rest of the project site. These include the coyote (*Canis latrans*), Virginia opossum (*Didelphis virginiana*) and striped skunk (*Mephitis mephitis*).

The West March area is foraging habitat for a variety of raptor species; those seen during the survey are: Northern Harrier (2), Red-tailed Hawk (5), Ferruginous Hawk (1), Golden Eagle (1, adult), American Kestrel (2), and Prairie Falcon (1). No bird species officially classified as rare and endangered were found (Table 3.12-3). However, the Ferruginous Hawk is a candidate species for listing as an endangered and threatened species; small numbers winter in extensive grassland and some agricultural areas in coastal Southern California. The Northern Harrier and Prairie Falcon are both on California Department of Fish and Games list of "Species of Special Concern" and occur in small numbers in coastal southern California, primarily in winter. The fully-protected Golden Eagle is now very scarce in the lowlands of coastal Southern California, with most individuals occurring there during the fall and winter. Other raptor species which might utilize the site, but were not observed during the survey, include the state-protected Black-shouldered kite and the proposed endangered and threatened Swainsons' Hawk. The latter species is likely a rare or very rare migrant visitor which winters in South America. The seriously declining and California Fish and Game "species of special concern" listed Short-eared Owl is a potential rare visitor to the site, as it is known to winter in very small numbers in the San Jacinto Valley to the east. The combination of habitat type and numerous ground-squirrel burrows also gives this area good potential for supporting the severely declining Burrowing Owl.

Non-raptor species seen on the site were comparatively few in number and are relatively numerous and widespread in open country habitats in this region. The one exception is the Vesper Sparrow, a grassland species now fairly rare and declining as a winterer along the coastal slope of Southern California.

Table 3.12-3

AVIAN SPECIES OBSERVED ON THE PROPOSED LAND CONVEYANCE SITE

21 JANUARY 1988

Northern Harrier - 2	Northern Mockingbird - 1
Red-tailed Hawk - 4	Water Pipit - 55
Ferruginous Hawk - 1	Loggerhead Shrike - 2
Golden Eagle -1 (adult)	Eurasian Starling - 8
American Kestrel - 2	Yellow-rumped Warbler - 3
Prairie Falcon - 1	Vesper Sparrow - 5
Killdeer - 2	Savannah Sparrow - 4
Mourning Dove - 35	Western Meadowlark - 17
Anna's Hummingbird - 2	Brewer's Blackbird - 6
Horned Lark - 30	House Finch - 28
Common Raven - 4	

Source: Field Survey

4.4 PUBLIC HEALTH AND SAFETY

4.4.1 Methodology

The current known extent of hazardous materials on the property was determined from recent surveys of the site and March AFB records. The potential for environmental contamination was assessed based on the type and amount of each hazardous material found on the site. The consequences of the proposed land conveyance were analyzed in terms of both the proposed action's overall effect on hazardous materials and the potential threat to public health or safety posed by hazardous materials already existing on the site.

In accordance with EPA regulations, the Air Force conducted an inspection of all transformers on March AFB which determined that none on the land conveyance parcel were leaking polychlorinated biphenyls (PCBs) (Lt. John Laviolette, personal communication, Civil Engineer, March AFB, 1987b).

Under the direction of the Hazardous Waste Remedial Action Program (HAZWRAP) of the Oak Ridge National Laboratory (ORNL), surveys of diesel fuel held in underground storage tanks and asbestos-containing material (ACM) in buildings on the land conveyance parcel were completed (Lee Wan & Associates, 1987 and 1988).

A survey team used records search, site interviews, visual investigation, and metal detection to identify nine underground storage tanks (USTs) (eight active and one abandoned) designed to hold diesel fuel. Each tank was sampled for size and condition, and the quality of fuel within each tank was compared with a controlled sample. To determine if any tanks had leaked, soil surrounding each tank was sampled for traces and concentration of fuel oil contamination. Recommendations based on the condition of the tanks and potential for oil contamination were made.

The content and condition of asbestos-containing material (ACM) in ten existing facilities on the land conveyance parcel were determined through bulk sampling of building materials. Potential health and safety hazards associated with the ACM were identified by an asbestos exposure assessment, and results and recommendations were presented.

4.4.2 Significance Criteria

The existence of hazardous materials, on or near the selected facility sites on the Main Base or on the 845-acre conveyance parcel, that poses imminent health and safety risks or has the potential to contaminate the sites' environments is considered significant.

4.4.3 Impacts of the Proposed Action

4.4.3.1 New Facilities

Provided that the new facilities are built to current environmental standards, construction of the three buildings and subsequent relocation of staff personnel

from the 845-acre parcel, where hazardous materials **may be a risk to public health,** to the Main Base, where hazardous materials **are not a risk, would** result in reduced human exposure to hazardous materials. This represents a long-term beneficial impact of the proposed action.

What does this mean.

The proposed construction of the Band Center would not interfere with IRP activities in the vicinity since IRP activities take precedence over the proposed project. Construction of the Band Center could be adjusted to avoid interference with IRP activities. Groundwater from the Main Base area, which is known to be contaminated, would not be used as a water source for the new facilities, therefore no health risk is posed.

4.4.3.2 Land Conveyance

Is there a problem?

The existence of hazardous materials on the land conveyance parcel presents potential threat to public health and safety due to the amount and extent of the materials on the site, and the likelihood that these materials would affect people or contaminate the environment (air, water, or soil).

PCBs

PCBs, complex mixtures of chlorinated hydrocarbons, are oil-like substances normally used as heat sinks and capacitors in transformers. PCBs have been found to display various degrees of toxicity to wild birds, fish, and rodents and laboratory primates. Unlike most other organic chemicals which break down fairly quickly in the environment, PCBs are extremely stable and subject to biomagnification -- the process where small amounts of toxins reach higher levels of concentrations at each stage of the food chain. Although the danger caused by PCBs to humans is unclear, PCBs have been implicated as cancer causing in laboratory animals in experiments conducted by the U.S. Public Health Service (U.S. EPA, 1980; Laws, 1981).

PCBs used in transformers have the potential to contaminate both the host transformers (which may cause casing rot and crumbling) and the environment through leakage of PCBs onto the ground or by explosion releasing PCBs into the air (Richard Steadman, personal communication, County of Santa Barbara Hazardous Materials and Health Care Services, 1987).

There are five clusters of 14 in-service transformers on the land conveyance parcel. The Air Force is implementing a program at March AFB for the systematic removal and appropriate disposal of PCB-contaminated transformers. Since the Air Force inspection of active transformers on the conveyance parcel found no transformers to be leaking and no soil contamination, only the labeling of PCB sources was immediately required.

Diesel Fuel in Underground Storage Tanks

Diesel fuel and other volatile organic compounds that may be found in underground storage tanks pose a threat to public health and safety if they leak and contaminate surrounding soil or groundwater or if they explode under high heat or pressure.

Field observations and laboratory analysis of soils indicate that three of the nine USTs found on the land conveyance parcel have leaked diesel fuel and contaminated surrounding soil: USTs at Buildings 3406, 3417/3418 (abandoned), and 3409. The full extent of the soil contamination caused by these leakages could not be assessed from this preliminary survey, however contamination of the soil poses a public health risk. Other soil samples collected during the survey indicate that none of the other USTs have leaked. **Follow-up investigations would be required to determine the volume of contaminated soil in the vicinity of the USTs near buildings 3406, 3409 and 3417/3418. Recommended methods for determining the volume of contaminated soil, as well as methods for removal and disposal of contaminated soil, and removal and disposal of the contents of leaking and non-leaking USTs are provided in the survey report.**

Investigations of the stored fuel reveal that a highly volatile organic liquid has been added to the diesel fuel in the UST at Building 3409. The vapor from the resulting mixture will combust at a lower temperature (25°C) than the diesel fuel held in the other tanks (43°C-88°C). Although an ignition source (spark) is needed in either case to ignite the vapor or fuel, the lower flash point of this mixture creates a slightly greater threat to public safety than do the contents of the remaining eight tanks (Joe Davis, personal communication, HAZWRAP, ORNL, 1988).

change to will be

This organic liquid should be examined during further study to determine its composition. A sample of the liquid should be taken and analyzed for volatile organic compounds. If the volatile organic liquid is determined to be a hazardous substance as defined under Section 101(14) of CERCLA, the UST and any environmental contamination (such as contamination of surrounding soils) must be remediated by the Air Force in accordance with CERCLA rules, regulations, criteria, and guidance.

Since all identified tanks are metal and are subject to corrosion, there is a potential for future leakage, resulting in further contamination of soil. Subsurface pipes which deliver fuel oil between the tanks and buildings are also metal and subject to corrosion and potential leakage.

Asbestos

In nonindustrial settings, asbestos is generally found in cement products, acoustical plaster, fireproofing textiles, wallboard, ceiling and floor tiles, and thermal insulation. Since various diseases (including asbestosis, mesothelioma, and cancers of the lung, esophagus, stomach, and colon) have been linked with industrial exposure to airborne asbestos, the extensive use of asbestos products in nonindustrial settings and the potential for environmental contamination have raised concern. The presence of asbestos in a building does not immediately threaten the health of its occupants; as long as asbestos-containing material (ACM) remains in good condition and is not disturbed, exposure is not likely. However, when maintenance, repair, renovation, or removal disturb or damage ACM, asbestos fibers that are released create a health hazard to building occupants (U.S. Environmental Protection Agency, 1985).

A survey describing the status and extent of ACM on the conveyance parcel (Lee Wan & Associates, Inc., 1987) reveals that asbestos occurs in nine of the ten buildings. However the presence of asbestos in most cases (e.g., nonfriable floor

tiles and wainscot materials) poses no imminent hazard to health but should be monitored to document its condition. In the isolated remaining cases (e.g., friable pipe insulation), airborne asbestos fibers generated from untreated friable asbestos poses an unnecessary health threat to building occupants.

4.4.4 Cumulative Impacts

The existence of hazardous waste on the conveyance parcel may affect development on neighboring properties, most notably the 153-acre Air Force Village West property immediately east of the site. Sharing a common border with the conveyance parcel, the Air Force Village West property lies within close proximity (yards) of utility poles with PCB-containing transformers and buildings with underground diesel fuel tanks. These materials could have adverse effects on the environment of the Air Force Village West site as a result of a mishap leading to contamination of surrounding soils, groundwater, or air.

The planned removal of these materials by the Air Force prior to conveyance would eliminate associated risks and result in a beneficial impact to the environment of the neighboring sites, particularly the Air Force Village West property.

4.4.5 Impacts of the Alternatives

Under the traditional financing alternative, construction of the replacement facilities and relocation from the 845-acre site would still occur, resulting in reduced human exposure to hazardous materials and a long-term beneficial impact. Complete cleanup of the 845-acre parcel is undetermined if it is not conveyed; if hazardous wastes are not removed from the site, this action could be considered to have a significant adverse impact on public health and safety at neighboring properties.

Under the no action alternative, the facilities would remain on the 845-acre parcel. As long as the existing facilities are not disturbed, asbestos containing materials would not posed a threat to public health and safety. The Air Force would be required to remove the leaking underground storage tanks and associated contaminated soil once funding is available for remedial action under the IRP.

4.4.6 Mitigations

The Air Force intends to remove all hazardous materials from the 845-acre parcel before conveyance and plans to require the developer who is accepting ownership of the property to provide the funding for the cleanup program. This plan, when fully implemented, would constitute full mitigation of potential adverse impacts to public health and safety from hazardous materials on the property and would result in a net beneficial impact. However, until the materials are removed, the following mitigations would reduce impacts caused by their presence.

PCBs

The amount and status of PCBs in transformers at March AFB has been investigated by the Air Force which has a program in progress for the systematic removal and

appropriate disposal of PCB-contaminated transformers (U.S. Air Force, 1984a). Completion of the transformer removal program would entirely mitigate potential impacts associated with the presence of PCBs on the property.

Underground Storage Tanks

Based on the UST survey findings and recommendations (Lee Wan & Associates, 1988), all contents of the USTs at Buildings 3406 and 3409 should be removed immediately and disposed of according to local, state, and federal regulations (i.e., shipped to oil recyclers according to Department of Transportation regulations) to prevent further leakage and contamination of soil.

The complete volume of contaminated soil surrounding the leaked tanks (at Buildings 3406, 3417/3418 (abandoned), and 3409) should be determined and removed from the vicinity. Soil should be removed using methods that minimize the production of airborne contamination and meet all appropriate safety and UST regulations.

The contents of the remaining active USTs should be removed and shipped to an oil recycler before the land conveyance occurs. The survey report identifies four options for the USTs once all their contents are removed: (a) leave tanks in place with no further action; (b) fill the tanks with water; (c) fill the tanks with an inert material (e.g., concrete); or (d) remove the tanks for re-use or proper disposal. UST removal for re-use or disposal is the recommended option because it would eliminate UST-related risks for the subsequent developer (e.g., excavation obstacles or responsibility for future disposal of contaminated water).

Asbestos

The presence of asbestos in most cases on the land conveyance parcel (e.g., nonfriable floor tiles and wainscot materials) poses no imminent hazard to health but should be monitored to document its condition. In remaining cases (e.g., friable pipe insulation), specialists could treat the friable ACM by encapsulation or wet removal by glove-bag techniques to minimize health risks (Lee Wan & Associates, 1987). In either case, continued monitoring to update the status and extent of ACM through a management and operations plan could be established as long as ACM remains in the buildings.

If future plans include the demolition of buildings, nonfriable ACM should be wetted and removed in sections (not scraped, sanded, or cut) to minimize generation of airborne asbestos fibers. Deteriorated insulation should be removed using glove-bag techniques and remaining loose material should be collected with a high-efficiency particulate air (HEPA) filtered vacuum.

4.12 WILDLIFE

4.12.1 Methodology

The Main Base and West March sites were searched systematically for the sensitive species listed in Table 3.12-1. Since diagnostic sign of the Stephens' kangaroo rat was found, a trapping program was carried out to confirm the presence or absence of the species.

The field work was performed in December 1987 and January 1988 using standard small mammal trapping techniques. Detailed field notes were recorded indicating standard physical and biological elements of the environmental setting. The Stephens' kangaroo rat trapping program was performed under the authority of a Memorandum of Understanding (MOU) from the California Department of Fish and Game permitting Dr. Richard Friesen and Mr. Ty Garrison to handle individuals of Stephens' kangaroo rat for purposes of identification.

Trapping was done with Sherman live traps. The traps were set in areas of Stephens' kangaroo rat habitat where there was good diagnostic sign, as well as areas where the sign was not as clearly diagnostic in an effort to determine the present extent of the range of the Stephens' kangaroo rat population on the site. A standard trapping procedure of a combined 300 trap nights -- 100 traps per night -- was completed on this and adjacent properties (one trap night equals one trap set for one night; on the land conveyance parcel itself, 234 trap nights were conducted).

4.12.2 Significance Criteria

The environmental consequences of the proposed action on the fauna of the site may be assessed in terms of the duration of impact (short- or long-term), the level of impact (e.g., negligible, low, moderate, or high), and its significance. The factors used in assessing the impact are the following: the total number of acres affected, the species found in the area, the abundance of those species in the region, the severity of the disturbance, the loss of productivity and habitat, and the recovery potential of the species.

The assessment of sensitive species determines the significance of the impact. A species is considered sensitive if: (1) rare, threatened or endangered or listed as sensitive by conservation groups or agencies; (2) there have been no previous disturbances to original native species or habitat; (3) the rate of recovery of the disturbed species and its preferred habitat is very slow; and (4) the area is important from the point of view of conservation.

4.12.3 Impacts of the Proposed Action

4.12.3.1 New Facilities

Construction of the three new facilities on the Main Base site would probably eliminate all of the wildlife presently occupying the sites. The sites consist of

urbanized (degraded) habitats and the species known to be present are those which prefer disturbed areas and are not considered sensitive. Construction on these sites would not have a significant impact.

4.12.3.2 Land Convevance

A total of nine Stephens' kangaroo rats were caught and identified in the trapping program, indicating the presence of a significant but small population occupying 196 acres of habitat on the land conveyance site (Figure 4.12-1).

Construction of either light or heavy urban housing on the site would probably eliminate or displace all of the wildlife currently utilizing the parcel. The population of Stephens' kangaroo rats now occupying the site would be eliminated along with the 196 acres of habitat. Since the Stephens' kangaroo rat is a state-listed threatened species and is a federal-listed endangered species, the elimination of this population and its habitat may be a significant impact.

The elimination or displacement of the other more adaptable or more common wildlife species from the site would not have a significant impact on their species.

Construction on much of this parcel would result in the loss of suitable foraging habitat for several raptor species, and most or all would no longer utilize the site. A heavily fragmented site would also result in the loss of most such species. Two of the more important species, Ferruginous Hawk and Golden Eagle, require particularly large foraging territories so a substantial reduction in the size of the undeveloped portions of this site would likely result in the reduction or total disappearance from the site of these and other species.

4.12.4 Cumulative Impacts

The development of the Main Base sites would have no significant cumulative impacts on the wildlife species observed there due to the abundance and adaptability of these species.

An unavoidable cumulative impact of the development of the land conveyance property would be the further fractionalizing and increase in distance between populations of Stephens' kangaroo rat within its range and potentially between populations of San Diego coast horned lizards and populations of orange-throated whiptails. There would be little cumulative impact to the other terrestrial vertebrate species currently utilizing the land conveyance parcel.

The 845-acre parcel, in combination with the 108-acre "undesignated area," the 130-acre proposed military family housing site, and Air Force Village West property, as well as the private Orangecrest parcel immediately to the north, form a very large, continuous foraging area. As such, it constitutes an important foraging area for raptor species, including several which are rare and declining, in a region experiencing rapid development. Proposed or approved development on these separate but continuous parcels could produce significant cumulative impacts.

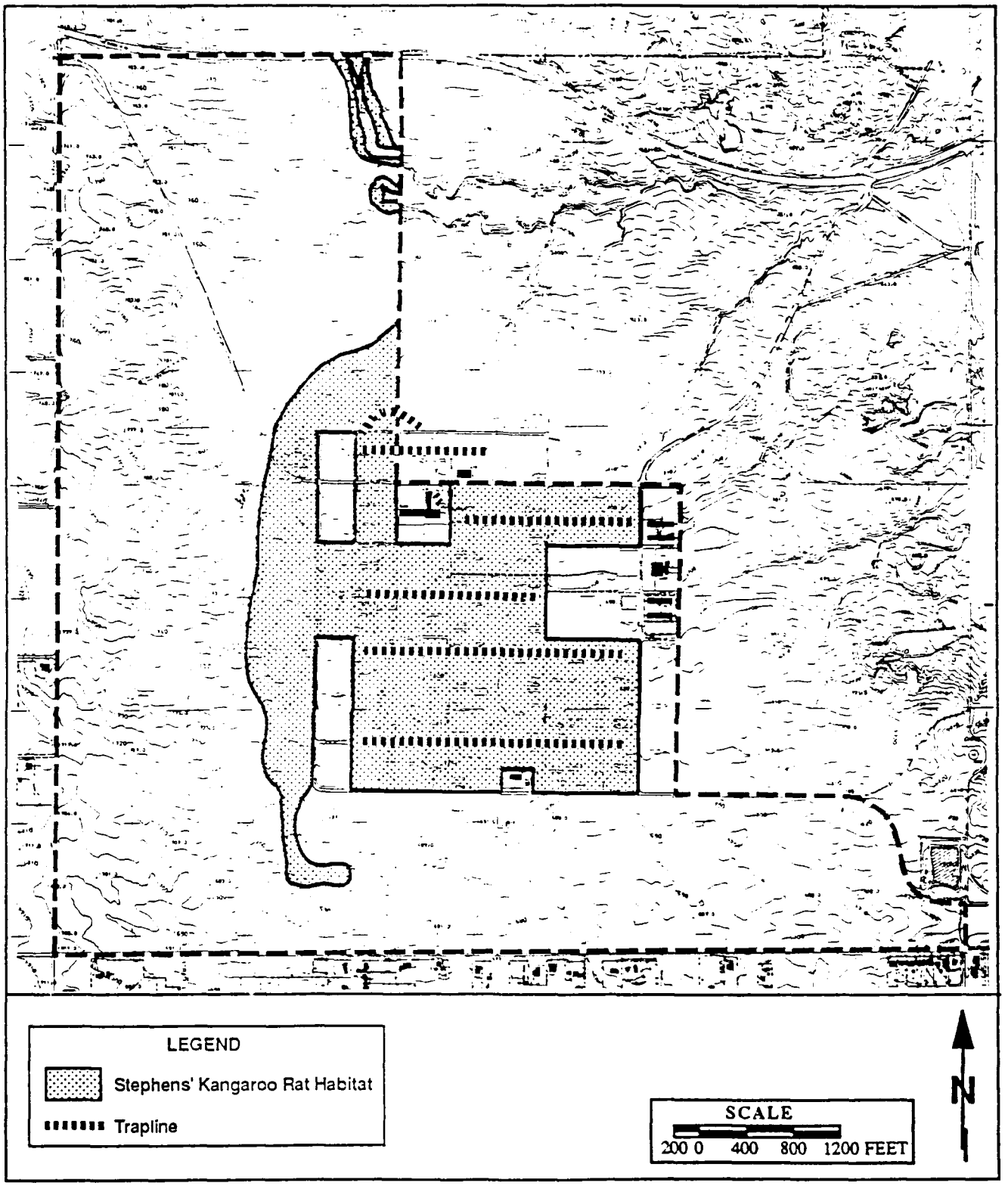

Figure 4.12-1
STEPHENS' KANGAROO RAT HABITAT ON THE LAND CONVEYANCE SITE

4.12.5 Impacts of the Alternatives

The first alternative proposed involves the construction of the new facilities using appropriated funds and would eventually have the same results and impacts on wildlife on the Main Base sites as discussed above. However, the West March site would not be conveyed to a private party for development. In this case, the wildlife species on that land would be unaltered. Under the no-action alternative, there would be no impacts on wildlife at either of the two sites.

4.12.6 Mitigations

The U.S. Air Force will not disturb Stephens' kangaroo rat populations or habitat prior to conclusion of consultation with the USFWS under the Endangered Species Act. Currently, U.S. Air Force officials are conducting informal consultations with the USFWS regarding the status of the Stephens' kangaroo rat to determine if impacts to this population would be important with respect to long-term species survival. If it is concluded that the species is not jeopardized, development would be allowed to proceed; otherwise, some mitigation measures may be necessary. ~~No direct U.S. Air Force action will be taken to implement mitigations at present since none have yet been stipulated.~~ Federal, state, and local agency mitigation measures in place at the time of construction would need to be addressed by the site developer.

Unclear - what does this mean.

Potential mitigation measures that may allow partial or complete development of the land conveyance project site are currently under evaluation by the Technical Advisory Committee for Stephens' Kangaroo Rat Habitat Preservation -- which includes representatives of federal, state, local, and concerned private agencies. Any interim or long-term mitigations required of the developer would likely be arranged in conjunction with this committee and may be implemented by means of a Memorandum of Understanding (MOU) between the California Department of Fish and Game and the developer.

Possible mitigations include removal of the identified habitat (196 acres) within the boundaries of the project site from the project plan and leaving the area undisturbed; offsite purchase of Stephens' kangaroo rat habitat of equal quality and quantity adjacent to an existing preserve; or establishment of a "Riverside County mitigation fee bank" into which equitable mitigation fees could be deposited for later use toward the purchase of appropriate habitat areas.

The loss of open country foraging habitat for raptors due to extensive development cannot be mitigated. Limited and clustered development near the border of the parcel would reduce the negative impact, although some species, such as Ferruginous Hawk and Golden Eagle, might still abandon the site.

APPLICABLE RULES, REGULATIONS, AND STANDARDS

INTRODUCTION

Summaries of federal, state, and local laws and regulations that may be applicable to the proposed project are provided below. The National Environmental Policy Act (NEPA), Department of Defense Directive 6050.1, Air Force Regulation (AFR) 19-2, and the California Environmental Quality Act (CEQA) establish general environmental policy. Additional rules, regulations, and guidelines for specific environmental resource areas are also noted.

GENERAL ENVIRONMENTAL POLICY

National Environmental Policy Act (NEPA) PL91-190. Since becoming law in 1970, NEPA has required that all federal agencies prepare an environmental assessment (EA) and/or an environmental impact statement (EIS) to ascertain the environmental effects of proposed federal actions that may significantly affect the environment. The act created the President's Council on Environmental Quality (CEQ) to establish and revise codes that federal agencies can follow in preparing EA's and EIS's. The council also monitors federal agencies' compliance with NEPA, and publishes an annual environmental quality report for Congress

Department of Defense Directive 6050.1. This directive provides details for the implementation of NEPA guidelines for all U.S. Department of Defense actions.

Air Force Regulation (AFR) 19-2. AFR 19-2 implements NEPA guidelines for U.S. Air Force actions.

California Environmental Quality Act (CEQA). CEQA requires that an environmental assessment (EA) be prepared for all major projects (minor projects, as defined in the act, receive categorical exemption from this law). If no significant environmental effects are anticipated, a negative declaration is issued; however, if potential significant effects could occur, an environmental impact report (EIR) must be prepared to further analyze these effects.

Title 22 of the California Administrative Code, Division 4, Environmental Health. Included are regulations for the implementation of CEQA, requirements for domestic water quality and monitoring, and detailed minimum standards and requirements for management of hazardous and extremely hazardous wastes.

LAND USE

Executive Order 12372 - Intergovernmental Review of Federal Programs. This order is designed to ensure that federal agencies "make efforts to accommodate state and local elected officials' concerns" regarding federal development. It requires that these agencies consult with and solicit comments from state and local officials whose jurisdictions would be affected by federal action. In the event that local concerns cannot be accommodated, federal officials are to explain their decisions and reason for action "in a timely manner."

National Natural Landmarks Program. This program promotes the preservation of the nation's major wildlife and vegetation communities and areas of geologic importance.

GROWTH AND HOUSING

City of Riverside Measure C. City residents recently approved this measure which is designed to reduce "urban sprawl" (City of Riverside, 1987).

PUBLIC SERVICES AND FINANCE

PL81-874 and PL81-815, Impact Aid to Elementary and Secondary Schools. These programs authorize funding to compensate school districts for the cost of schooling children in areas adversely affected by the Atomic Energy Program. PL81-815 funds cover school construction costs while PL81-874 funds cover operating costs.

PUBLIC HEALTH AND SAFETY

Comprehensive Environmental Response, Compensation and Liability Act. This act, passed in 1980 by Congress, authorized $1.6 billion to finance the cleanup of abandoned hazardous waste dump sites. The fund established by the act is commonly known as "superfund", and is financed by a tax on the receipt of hazardous waste at a qualified hazardous waste disposal facility and by a tax on crude oil and chemical feedstocks. The Superfund Amendments and Reauthorization Act (SARA), a law passed by Congress in 1986 to strengthen CERCLA, increased the amount of money in the fund from $1.6 to $8.5 billion over 5 years. CERCLA enables the EPA, which is responsible for hazardous substance regulation and cleanup, to recover cleanup costs from a "potentially responsible party". The power of CERCLA and SARA lies in the concept of "strict, joint and several liability": if a link is established between a hazardous material site and potentially responsible party(ies), the party(ies) can be held liable for the costs of cleanup of the site. The EPA has the authority to enforce the provisions of both laws. SARA also dictated that a list of the hazardous substances found at superfund sites as well as toxicological profiles of these substances must be prepared by the Agency for Toxic Substances and Disease Registry, in addition to their established function of performing health assessments at superfund sites and researching health effects.

Executive Order 12580 - Superfund Implementation. This executive order outlines how Federal agencies will comply with CERCLA.

Hazardous Materials Transportation Act. This act authorizes the Department of Transportation to regulate the shipping of hazardous wastes.

Executive Order 12088 - Federal Compliance with Pollution Control Standards. This executive order requires that Federal agencies comply with "applicable pollution control standards to the same extent as any private party. It also provides that each Executive agency shall consult "with state, interstate, and local agencies concerning the best techniques and methods available for the prevention, control, and abatement of environmental pollution." Each Federal agency must comply with

state and local laws and rules concerning air pollution, water pollution, hazardous materials and hazardous substances to the same extent as any private party.

National Oil and Hazardous Substances Pollution Contingency Plan (NCP). Implementing regulations for CERCLA are codified in the NCP.

Toxic Substances Control Act. Enacted in 1976 to enable the EPA to control exposure to harmful substances, this act allows the EPA to collect data on chemicals to evaluate their effect on health and environment, and to regulate the production and use of hazardous substances. The law was amended in 1986 to include the Asbestos Hazard Emergency Response Act, which requires school systems to inspect for and abate asbestos hazards found in school buildings. However, asbestos remains largely uncontrolled by the law **(see also the National Emissions Standards for Hazardous Air Pollutants (NESHAPS) under Air Quality regulations).**

Resource Conservation and Recovery Act. This act contains provisions for the safe treatment and disposal of wastes, and is the basic law for regulation of hazardous waste management practices. The regulations, administered by the EPA, define which wastes are hazardous and set standards for treatment, storage, and disposal facilities. Major amendments in 1984 called for banning land disposal of untreated hazardous waste within five and one-half years, and specified regulation of underground storage tanks.

TRAFFIC

Riverside County Traffic Mitigation Measures. Riverside County imposes traffic mitigation measures on a project-by-project basis.

AIR QUALITY

Clean Air Act. The Air Quality Act of 1967 (amended 1977) legislates that air quality standards set by federal, state and county regulatory agencies establish maximum allowable emission rates and pollutant concentrations for sources of air pollution on federal and private property. The following measures are included in the Clean Air Act:

> **National Ambient Air Quality Standards (NAAQS), Title 40 CFR 50.** These standards are designed to protect the public from harmful effects caused by contaminants which also may result in damage to materials, vegetation and decreased visibility. Established by the Environmental Protection Agency (EPA), these standards set maximum acceptable concentration levels for specific atmospheric pollutants. Short term average concentrations may not be exceeded more than once a year.
>
> **Prevention of Significant Deterioration (PSD) Regulations, 40 CFR 52.21.** These regulations establish the maximum emission levels of pollutants by stationary sources in a particular geographic location. It does not apply to temporary sources (those active less than two years). These regulations affect two areas in the United States: Class I, national parks and wildlife areas; and Class II, areas of moderate industrial growth. PSD further regulates the

amount of sulphur dioxide and total suspended particulates that can be emitted in each class area.

National Emissions Standards for Hazardous Air Pollutants (NESHAPS), 40 CFR 61. This law regulates the proper removal and safe disposal of asbestos from buildings other than schools. NESHAPS regulations specify notification requirements prior to removal and disposal of friable asestos-containing material (ACM) and appropriate removal and disposal procedures.

State Implementation Plan (SIP). The SIP is a measure which must be adopted by a state government for nonattainment areas, those areas which do not comply with the standards set by the NAAQS. Under the SIP, the state is required to design a policy which charts the process toward reducing pollution and gaining attainment for the area in question.

California Ambient Air Quality Standards (CAAQS). These standards were established by the California Air Resources Board (CARB) to set levels for concentrations of pollutants that may not be equaled or exceeded. Those contaminants with emission rates and levels not be exceeded are carbon monoxide, sulphur dioxide, nitrogen dioxide and PM-10.

Prevention of Significant Deterioration (PSD) Regulations. These regulations apply to new sources located in attainment areas. These regulations are:

Best Available Control Technology (BACT); required for sources of emissions with increases of 5 lb/h or more, for emissions of 50 lb/h or 55 lb/day of carbon monoxide, and for emissions increases of certain noncriteria pollutants.

Modeling of impacts; it must be shown that sources in Class I areas or impact areas will not emit pollutants which exceed specific levels. Modeling of sources in these areas that have a net emissions increase of 5 lb/h of attainment pollutant or 20 lb/h of carbon monoxide is required. Sources emitting more than 20 lb/h are also required to model impacts even if they are not located in these areas.

Emission reduction; sources located in Class I areas or impact areas and emit reactive organic compounds, nitrogen oxides, sulphur oxides or particulate matter than exceed 10 lb/h are required to reduce emissions of existing sources to offset the overall release of pollutants. The existing sources affected by offsetting measures are to be within 15 miles of the proposed new source. Offsets are set at a ratio of 1.2:1.

Monitoring; source emissions increases exceeding 5 lb/h for particulate matter or 10 lb/h of other attainment pollutants are to be monitored during a 1 year preconstruction period if relevant data on emissions is not adequate. Monitoring is also required following construction to determine the effects of emissions.

NOISE

Noise Control Act. U.S. policy "to promote an environment free from noise harmful to health or welfare" is established under this act. The EPA developed noise criteria for the public health effects of different types and amounts of noise, and noise emission performance standards for major noise sources (such as construction and transportation vehicles, equipment and machinery).

Department of Housing and Urban Development (HUD) residential noise standards. This agency set standards for its residential developments at 65 dBA for all types of noise with the exception of rare noise generated by sonic boom, explosions, etc. Noise levels exceeding 75 dBA are not acceptable for HUD projects although areas registering noise levels between 65 and 75 dBA may be permitted if mitigation measures are applied.

GEOLOGY

Uniform Building Codes (UBC). These codes set design standards for buildings to withstand the effects of various geologic and seismic hazards.

SOILS

Soil Conservation and Domestic Allotment Act (7 USGS 128). This act empowers Congress to conserve national resources, and preserve farming and ranching resources.

Federal Soil Conservation Law (16 USGS 509a). This law provides preventive measures against soil erosion using engineering, cultivation and change of land use methods.

Executive Order 11207 -- Coordination of Federal Programs Affecting Agricultural and Rural Area Development. This order facilitates consistency among federal departments and agencies in managing agricultural and rural area development programs.

HYDROLOGY, GROUNDWATER, AND WATER QUALITY

Clean Water Act. The goal of the Federal Water Pollution Control Act of 1972 was to "restore and maintain the chemical, physical and biological integrity of the Nation's waters." The EPA was required to establish federal limits on the amounts of specific pollutants that could be released by municipal and industrial facilities. These "effluent limitations" are based on the level of cleanup that could be achieved using existing technology, and are written into "national pollutant discharge elimination system" (NPDES) permits issued to all dischargers. The 1987 Water Quality Act amendments direct EPA and state officials to supplement existing, nationwide technology-based standards with a water-quality based approach to control excessive levels of toxic pollutants remaining in some waters. States must identify waters that are not expected to meet water quality standards, even after

technology-based controls have been put into effect. The sources responsible for the toxic pollution must be identified and strategies proposed for reducing discharges of toxic pollutants from these facilities. Similarly, states are required to identify waters that are not expected to meet water quality standards because of non-point source pollution and develop programs for reducing the polluted runoff.

Safe Drinking Water Act (40 USC 100 et seq.). This act establishes the amount of concentrated contaminants allowable in public drinking water. Limits to contaminants that affect the water's flavor but not necessarily human health, are contained in the secondary drinking water regulations.

California Water Resources Control Board. This board heads a network of nine regional boards that adopt regional water quality control plans, prescribe waste discharge requirements, and perform other water quality control functions within their respective regions, subject to state board review or approval. The EPA has delegated to the Water Resources Control Board responsibility for the NPDES permit program for both firms and federal facilities. Each regional board has adopted area-specific water quality standards.

VEGETATION

Endangered Species Act. This act, which became law in 1973 and was amended in 1984, is intended "to provide a program for the conservation of threatened and endangered species of plants and animals and the habitats in which they are found". Section 7 requires consultation with the Departments of Commerce and Interior (who jointly administer the law) to determine whether endangered and threatened species are known to have critical habitats on or in the vicinity of a site proposed for development.

National Wildlife Refuge System Administration Act of 1966. This act provides for the establishment of wildlife refuges to preserve and develop the habitat of wildlife and endangered or threatened species.

WILDLIFE

Endangered Species Act. This act, which became law in 1973 and was amended in 1984, is intended "to provide a program for the conservation of threatened and endangered species of plants and animals and the habitats in which they are found". Section 7 requires consultation with the Departments of Commerce and Interior (who jointly administer the law) to determine whether endangered and threatened species are known to have critical habitats on or in the vicinity of a site proposed for development.

Bald and Golden Eagles Protection Act (16 USC 668). This act prohibits possessing, killing, transporting or otherwise disturbing bald and golden eagles, their nests and eggs. A survey must be conducted of the site and vicinity for habitats containing bald and golden eagles. If they are found the Fish and Wildlife Service must be consulted to evaluate ways to avoid or mitigate potential effects.

National Wildlife Refuge System Administration Act of 1966. This act provides for the establishment of wildlife refuges to preserve and develop the habitat of wildlife and endangered or threatened species.

Migratory Bird Conservation Act (10 USC 701 et seq.). This act protects migratory, game, and insectivorous birds and all seabirds from being disturbed or put in danger.

Fish and Wildlife Coordination Act (16 USC 661-667). This act requires consultation with the Fish and Wildlife Service to consider fish and wildlife resources at or in the vicinity of the site. It then requires action to be taken to prevent loss and damage to these resources and to provide for their development and improvement. The act also directs federal, state, public and private agencies to coordinate their fish and wildlife management projects to ensure consistent, efficient conservation practices.

CULTURAL RESOURCES

Antiquities Act of 1906 (34 Stat. 225; 16 USC 431). The Antiquities Act requires the investigation and protection of prehistoric and historic remains, including paleontological resources, found on federal lands. Unauthorized destruction or use of these remains or resources is a criminal offense.

Historic Sites Act of 1935 (49 Stat. 666; 16 USC 461-467). The Historic Sites Act provides for the preservation of important archaeological and historic sites; the establishment of national historic landmarks; and promotes the preservation and maintenance of cultural assets. Violation of the ordinances regulating sites and resources is a criminal offense.

National Historic Preservation Act of 1966 (NHPA) (80 Stat. 915; 16 USC 470). This act encompasses a wide range of programs and regulations designed to preserve historic objects, structures and sites of national historic interest. The act promotes the restoration and reconstruction of historic sites and objects through state, local and private agencies and provides for the inclusion of state and local cultural resources in the National Register of Historic Places. In conjunction with the National Register, the act coordinates federal funding for the National Trust for the Historic Preservation to obtain and preserve resources in the National Register; provides guidelines to federal agencies whose projects may affect resources or potential resources listed in the National Register; and establishes the Advisory Council on Historic Preservation.

Archaeological and Historical Preservation Act of 1974 (88 State. 174). This act provides funding for the protection of historical and archaeological remains and sites affected by federal development at reservoirs and dams.

American Indian Religious Freedom Act of 1978 (92 Stat. 469; 42 USC 1996). This act requires federal agencies to consult with native American religious leaders in setting policy and goals for the protection and preservation of Indian culture and customs. The act ensures U.S. protection of American Indians' right to practice native traditional religions.

Archaeological Resources Protection Act (ARPA) of 1979 (93 Stat. 721; 16 USC 470). This act supplements the Antiquities Act of 1906 and makes the removal, sale and transport of archaeological resources without proper authorization a criminal offense. The act further provides for the issuing of permits for study of archaeological resources and allows for the withholding of site information when necessary.

Archaeological Resources Protection Act of 1979, Final Uniform Regulation (32 CFR 229, Jan. 6, 1984). This act provides consistent measures for the execution of the Archaeological Resources Protection Act of 1979, which protects and preserves archaeological resources on both federal and Indian lands.

Findings and Policy of National Historic Preservation Act of 1980 (94 Stat. 2987). This act contains amendments to the Historic Preservation Act of 1966, thus maintaining the National Register of Historic Places which lists resources of national historical interest. The act authorizes the Department of the Interior to provide guidance for the preservation, restoration and documentation of important national resources and provides that each federal agency have a preservation officer; requires that project planing costs account for preservation, cataloging and assessment costs; and allows for the withholding of information on historic resources in appropriate instances.

National Register of Historic Places (36 CFR 60). This regulation creates the National Register and describe the methods for determining resources to be included in the National Register.

Criteria for Comprehensive Statewide Historic Surveys and Plans (36 CFR 62). These criteria provide detailed descriptions of statewide survey processes, preservation and protection plan development for historic sites, and appointment procedures, qualifications, and responsibilities of the State Historic Officer and staff.

Determination of Eligibility for Inclusion in the National Register for Historic Places (936 CFR 63). These guidelines for determination provide the method in which an historic property or resource gains inclusion in the National Register.

National Historic Landmarks Program (936 CFR 65). This program establishes criteria used by the Department of the Interior to define properties and objects of national historic interest; the method used in determining those resources and maintaining the characteristic quality of national landmarks.

Protection of Historic and Cultural Properties (36 CFR 800). This regulation provides direction to the State Historic Preservation Officer and affected federal agencies in protecting historic and cultural resources.

Executive Order 11593, Protection and Enhancement of the Cultural Environment (May 13, 1979). This order provides federal guidance and impetus in the preservation and maintenance of national historic and cultural resources; requires federal agencies to preserve resources in possession of the federal government as well as promote the protection of state, local and privately owned properties; and provides for the recognition, cataloging, and nomination of resources to the National Register by federal agencies.

Archaeological and Historic Preservation: Secretary of the Interior's Standards and Guidelines (September 29, 1983). These standards and guidelines contain procedures and technical data on the preservation of archaeological and historic resources for federal agencies and other involved parties.

Treatment of Archaeological Properties: A Handbook (November 5, 1980). This handbook, published by the Advisory Council on Historic Preservation, provides methods and procedures for the treatment of archaeological objects and resources. It is designed to guide the State Historic Preservation Officer and staff and other federal agencies in following the Protection of Historic and Cultural Properties regulations.

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. These standards and guidelines provide federal agencies and other involved parties with methods and technical advice for the rehabilitation of federally owned or managed historic buildings.

California Environmental Quality Act (CEQA) of 1970 (13 PRC; 2100 et seq.). CEQA contains sections providing for the identification of environmental impacts and effects to objects, structures or locations that are significant in California history. The CEQA guidelines, which accompany the act, provide definitions of significant effects to cultural resources.

California Senate Bill 297. This bill provides amendments to state codes concerning Native American burial sites. The amendments provide for the protection of burial sites from being disturbed or intentionally destroyed; specifies the process to be followed if an Indian burial site is found during project development or on private property; and includes penalties for vandalism of sites. Under these amended regulations, the Native American Heritage Commission (NAHC) is authorized to catalog existing burial sites and contribute to settlements regarding burial sites and artifacts affected by project development.

California Senate Concurrent Resolution No. 43, Chapter 87. This resolution requires all state agencies to cooperate with government and private efforts in reporting all archaeological discoveries of Native American culture in California to the Department of Parks and Recreation. These agencies are also directed to preserve these findings and resources to the extent possible within their power.

California State Executive Order B-64-80. This order outlaws the sale or inadvertent modification of property and cultural resources that are of potential significance. State agencies are instructed to catalog all important cultural sites in their ownership and jurisdiction.

State Historical Preservation Officer Checklist Guidelines. These guidelines are designed to assess archaeological testing/research programs, the method of determining site significance and the quality of mitigation impact reports.